



City of Stevenson

Planning Department

(509)427-5970

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

TO: City Council
FROM: Ben Shumaker, Community Development Director
DATE: January 21st, 2021
SUBJECT: Zoning Code Amendment –Increasing R3 Building Capacity

Introduction

This memo updates the City Council on the Planning Commission recommended amendment to the Zoning Code's R3 Multi-Family Residential District regulations. An ordinance including the recommended amendments is included as Attachment 1 and involves SMC 17.15.040 – Uses, SMC 17.15.050 – Residential Density Standards, SMC 17.15.060 – Residential Dimensional Standards, and SMC 17.15.130 – Residential Districts Parking, and adds a new concept defined in SMC 17.10.

Policy Questions

The following 7 high-level policy questions were considered by the Planning Commission and the community in the course of the Zoning Code text amendment discussion. For a summary of the community involvement efforts related to this discussion see Attachment 2.

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
Planning Commission Policy Review: 1 in favor, 4 opposed
Public Opinion from Questionnaire: 62% in favor, 22% opposed, 16% unsure, (2 comments showing opposition)
Result: No change to SMC 17.15.040 is recommended for the uses related to senior care housing.
- 2) Should more housing units be allowed on properties in the R3 District?
Planning Commission Policy Review: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 65% in favor, 28% opposed, 7% unsure, (2 comments showing qualified support)
Result: The minimum lot area changes to SMC 17.15.050 are recommended as shown in Attachment 1.
- 3) Should connection to the public sewer system be required for development in the R3 District?
Planning Commission Policy Review: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 70% in favor, 15% opposed, 15% unsure, (1 comment showing support)
Result: The public utility changes to SMC 17.15.050 are recommended as shown in Attachment 1.
- 4) Should development be allowed on more portions of lots in the R3 District?
Planning Commission Policy Review: Not reached.
Public Opinion from Questionnaire: 66% in favor, 19% opposed, 15% unsure, (1 comment showing qualified support)
Result: The dimensional standard changes to SMC 17.15.060 and SMC 17.130 are recommended as shown in Attachment 1.
- 5) If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block sidewalks?
Planning Commission Policy Review: 5 in favor, 0 opposed

Public Opinion from Questionnaire: 96% in favor, 4% opposed, 0% unsure, (1 comment showing support)

Result: The change to SMC 17.15.060 will be recommended as shown in Attachment 1.

- 6) If development should be allowed on more portions of lots, should the City try to prioritize pedestrian safety near driveways?

Planning Commission Policy Review: 5 in favor, 0 opposed

Public Opinion from Questionnaire: N/A. Policy question generated by Planning Commission questionnaire.

Staff Alternative Review: Not included in Planning Commission discussion. Consultation with the Planning Commissioners moving and seconding the recommendation had positive impressions of the alternative.

Result: The change to SMC 17.15.060 is recommended as shown in Attachment 1. The alternate change to SMC 17.15.060 and addition to SMC 17.10 is also included in Attachment 1.

- 7) Should cultivation of plants be anticipated in the R3 District?

Planning Commission Policy Review: 5 in favor, 0 opposed

Public Opinion from Questionnaire: N/A. Policy question generated by staff after questionnaire.

Result: The change to SMC 17.15.040 is recommended as shown in Attachment 1.

Public Involvement

As with all policy discussions, the Planning Commission’s first action on this proposed amendment was to evaluate the following matrix and establish public involvement expectations for the discussion.

Public Involvement Strategy		
Legal Notice in Paper: Required- Two notices published not less than 8 days before City Council public hearing Optional- Additional notices published as needed	Planning Commission Recommendation: Required- Planning Commission must recommend action on any draft ordinance	Public Hearing: Required-City Council hearing prior to adoption of amending ordinance Optional-Planning Commission hearing during review & recommendation
Task Force: Optional- A small group convened to provide direct guidance and input from highly affected stakeholder groups	Special Meeting/Workshop: Optional- Special meeting designed to allow stakeholders to get into deeper detail on a draft ordinance	Survey/Questionnaire: Optional- Questionnaire designed to solicit specific and general feedback on the topic and/or draft ordinance
Press Release: Optional- Press release in paper more fully explaining City’s intent and/or progress Optional- Press release soliciting specific and general feedback on the topic and/or draft ordinance	Iterative Workshops: Optional- A series of special meetings designed to allow stakeholders to provide policy guidance before <i>and</i> after a draft ordinance is developed	Other Tool: Optional- -Visual Preference surveys -Windshield/Walking surveys -Site visits

For this discussion (and the upcoming continued discussions of Zoning Code and Map amendments), the Planning Commission chose to exceed the minimum involvement requirements. The full summary of public involvement efforts is included in Attachment 2.

Next Steps

This meeting provides the City Council’s “second touch” of the recommended may proceed with adopting regulatory changes to the R3 District, either as-recommended by the Planning Commission or as-amended according to your own discussions. The Council may also hold a decision until a future meeting.

Following the City Council decision, staff will engage property owners about an area-wide rezone for all properties in the R2 Two-Family Residential District and a subset of R1 Single-Family Residential District near the community’s schools.

Attachments

1. Recommended Draft Ordinance
2. Public Involvement Summary

**CITY OF STEVENSON
ORDINANCE 2020-1166**

AMENDING THE STEVENSON ZONING CODE (SMC TITLE 17); PROVIDING GREATER FLEXIBILITY AND REQUIRING PUBLIC SEWER SERVICE FOR DEVELOPMENT IN THE R3 MULTI-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the Skamania County Economic Development Council recently commissioned a study of the housing needs of Skamania County which found an estimated 20-year demand for 2,000 dwelling units, and an increasing need for units affordable to the a greater proportion of residents; and

WHEREAS, some current provisions of the City of Stevenson Zoning Code are barriers to the community’s ability to meet the estimated housing demand and should be changed; and

WHEREAS, the Stevenson community has been engaged and involved in the development of the changes involved in this ordinance; and

WHEREAS, this provisions of this ordinance implement the following objectives of the Stevenson Comprehensive Plan: 2.7, 2.10, 2.12, 2.13, 2.14, 2.15, 3.1, 3.2, 3.3, 3.6, 3.7, 7.11, 8.4, 8.8, and 8.9; and

WHEREAS, this ordinance is adopted under the City’s municipal authority under RCW 35A.63.100; and

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

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

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

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

Section 1 – Chapter 17.15 – “Residential Districts” shall be amended by deleting the ~~struck-through~~ text and adding the underlined text as shown in Exhibit ‘A’. The amendments occur in the Agriculture, Forestry, Fishing and Hunting Uses of SMC Table 17.15.040-1: “Residential Districts Use Table, the R2 and R3 rows and notes of the SMC Table 17.15.050-1: “Residential Density Standards”, the R3 row and notes of SMC Table 17.15.060-1: “Residential Dimensional Standards”, and

Subsection B of SMC 17.15.130 – Residential Districts Parking. All other provisions of Chapter 17.15 shall remain in effect without amendment.

Section 2 – Chapter 17.10 – “Definitions” shall be amended by adding the underlined text as shown in Exhibit ‘B’ as SMC 17.10.632.

Section 3 – This ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

Section 4 – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Passed by a vote of _____ at the City Council meeting of _____, 2021.

SIGNED:

ATTEST:

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich
City Attorney

Chapter 17.15 - RESIDENTIAL DISTRICTS

Use	R1	R2	R3	MHR	SR
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	—A	P	P
Indoor or Outdoor Horticultural Activity	P	P	—P	P	P
Nursery	—	—	—C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C

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

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

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

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

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

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

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

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

17.15.050 - Residential density standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic ⁶	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	—	—	—	—	—
R3	Water, Sewer ^{6,7}	4,000 sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65% n/a
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic	—	—	—	—	—

1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

Exhibit A- Amendment to SMC 17.15

- 2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.
- 3-Except 40 ft for single-family detached dwellings.
- 4-Except 2,500 sf for townhomes.
- 5-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings.
- 6-Service by the public water system is required.
- 7-Service by the public sewer system is required.

17.15.060 - Residential dimensional standards.

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R3	35 ft	15-10 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft

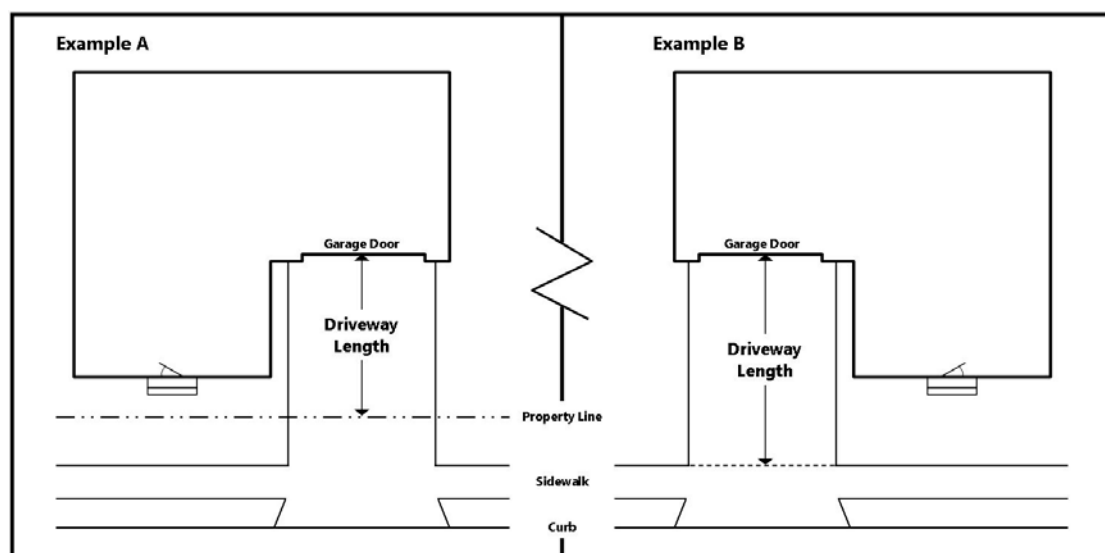
- 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
- 2-A 10-foot setback is required when adjacent to an R1 or R2 district.
- 3- See also SMC 17.15.130(B)(3).
- 4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

17.15.130 - Residential districts parking.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



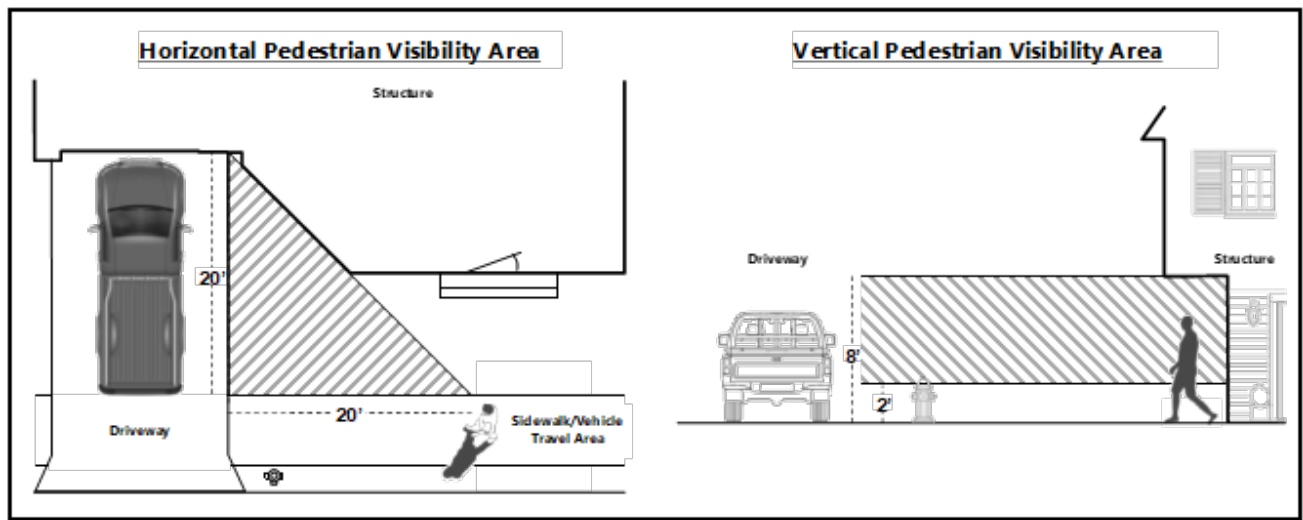
Chapter 17.10 - DEFINITIONS

17.10.632—Pedestrian Visibility Area

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

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

Figure 17.10.632-1—Pedestrian Visibility Area





City of Stevenson

Planning Department

(509)427-5970

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

TO: City Council
FROM: Ben Shumaker
DATE: January 21st, 2020
SUBJECT: R3 District Text Amendment—Public Participation Summary

This memo summarizes the 7 public involvement strategies incorporated into the Planning Commission's discussion of a Zoning Code text amendment for the R3 Multi-Family Residential District.

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 and does not intend to track the website's analytics.

B-Online Questionnaire

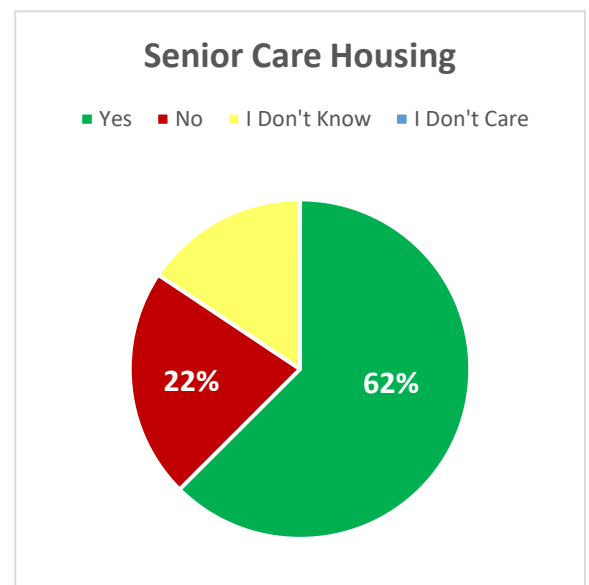
Protocols – The community questionnaire was created using www.surveymonkey.com. No paper-based questionnaire was available. A link to the questionnaire was mailed to each property owner in the R3 District. Electronic copies of the mailing were emailed to 30+ community members known by staff to own or have interest in the R3 District. The link was posted to the project-specific website created for these policy discussions. Finally, the City Facebook page publicized the questionnaire on 2 occasions. The questionnaire was available between 9/9/200 and 10/9/2020.

Questions – Five (5) multiple choice questions comprised the bulk of the questionnaire. The questions were preceded by a short explanation of each issue. Each question then offered "Yes", "No", "I don't know", and "I don't care" options as well as an open-ended option for respondents to more fully explain their answer. Two (2) open-ended questions were also available and respondents were asked for their email addresses if they desired to receive updates on the discussion. See Attachment 1.

Response Rate – The questionnaire generated 33 responses overall, however, individual questions generated between 26 and 32 answers.

Question 1 (Senior Care Housing): This question asked "Should it be easier to build senior care housing in the R3 Multi-Family Residential District?". This question was answered by 32 respondents and enjoyed the least support (62%) of the 5 policies under consideration. Those opposed to the policy made up 22% of respondents, including the most vocal opposition from questionnaire respondents, stating:

- 'While I understand the need for more senior care housing, I do not see the need to change from case by case approval "C" to automatic approval "P" on any lot in R3 areas. I would argue that it would be better to designate R1 and R2 as "C" and leave R3 as "C"'



- 'These are critical decisions that should continue to be reviewed by the Planning Commission on a case by case basis. The current review and approval process allows for public participation. It is satisfactory and appropriate.'

Question 2 (Units per Lot): This question asked "Should more housing units be allowed on properties in the R3 District?". Among the 29 respondents, this question generated the most out-right opposition (28%), while still generating 65% support. Two respondents qualified their support by stating:

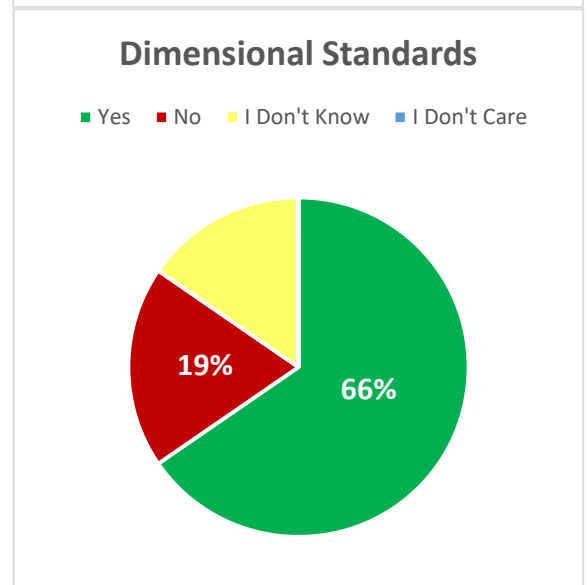
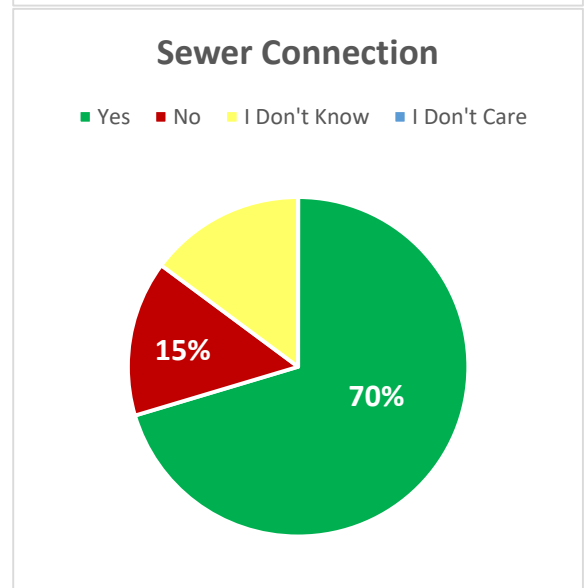
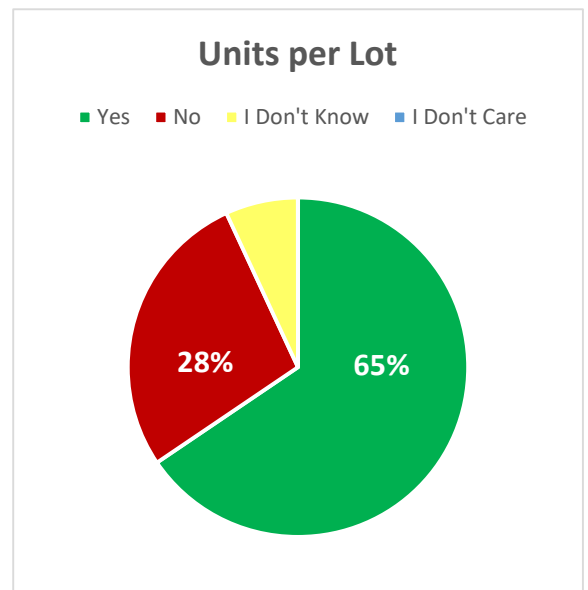
- 'Yes, but the city should move to expand the R3 areas (and the associate sewer system) into R1 and R2 areas. Existing R3 area should not be the only ones that take the brunt of inevitable growth. More affordable housing is super important, and even more important now that it appears mobile home parks are not permitted anywhere in Stevenson.'
- 'If they are town homes and not tiny homes.'

Question 3 (Sewer Connection): This question asked "Should connection to the public sewer system be required for development in the R3 District?". Twenty-seven respondents answered this question, and it was both the most supported (70%) and least opposed (15%) stand-alone policy. One open-ended response was provided:

- 'Definitely yes. The City should make long term efforts to move those who are not connected onto the sewage system.'

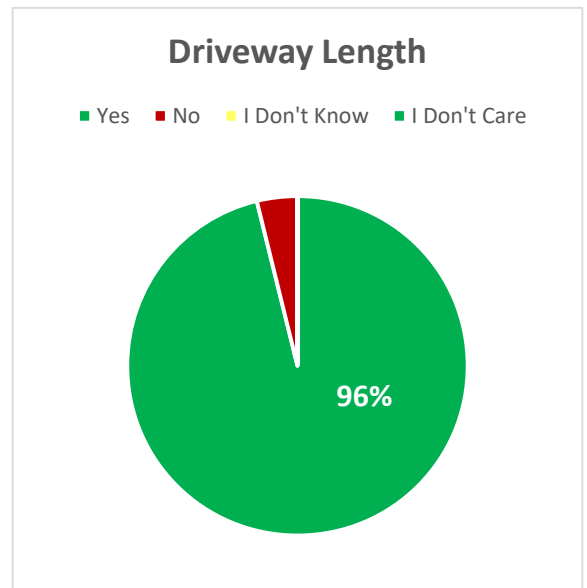
Question 4 (Dimensional Flexibility): This question asked "Should development be allowed on more portions of lots in the R3 District?". Two-thirds (66%) of the 26 respondents supported this policy stance. Opposition to the policy stance was 19%. One open-ended response was provided:

- 'Yes, but ... R3 should not take the brunt of all the changes in the town to accommodate growth, especially among lower income citizens.'



Question 5 (Driveway Length): This question asked “If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?”. This question was overwhelmingly supported (96%), with only one of the 26 respondents opposing. Staff treats this question as a dependent on Question 4, however based on the support, the City could consider this policy even if the dimensional flexibility of Question 4 is not adopted. One open-ended response took the question beyond the physical layout of housing and asked for more active policing to address this issue:

- ‘Yes. The City should not just try, but should actually avoid those situations. One example of this is on Lasher St. which has no sidewalks and the ends of large vehicles sometimes parked out into the street. Sidewalks and room for people to walk are more important in R3 areas as lower income people may be more likely to walk to stores or schools than higher income people.’



Question 6 (Contact Information): Nine (9) respondents asked to be added to the City’s email list for this policy discussion. Three (3) of these respondents were already on the email distribution list. The 6 new emails have been added.

Questions 7 & 8 (Open-Ended Experience Questions): No questionnaire respondents chose to answer these questions.

C-Facebook Posts- The City’s Facebook page has been used to share information on the City Council and Planning Commission discussion and the questionnaire. The initial post related to the Questionnaire on the City’s Facebook page generated 111 views, 16 post clicks, and 39 reactions, comments or shares. The follow-up, survey reminder post generated 112 views, 33 post clicks, and 9 reactions, comments or shares, including the following comment:

- ‘The questions seem pretty technical for the average citizen. I’m not a builder so don’t really care about how many inches of set back is best etc. how about allowing single person homes - off grid - in town.’

D&E-R3-Owner Mailout & Email Group- Six (6) of the initial 102 mailings were returned to the City by the Post Office. The mailout was also sent to 30+ community members known to have interests in the R3 District. The hard copy mailings generated 1 request for an electronic copy. As a result of these efforts, 2 email comments (Attachment 2) were submitted. These engagement strategies also led to 3 interviews with community members about development in the R3 District, its barriers and impacts. The 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 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-Planning Commission Meetings- After implementing the above public involvement strategies the Planning Commission began holding public—remote—workshops in October and November where the policies were discussed. Three community members attending the Zoom meetings chose to add their comments. The sometimes-conflicting comments involved:

- Maintaining existing policies which act as brakes for unwanted and/or expensive growth.
- Expediting the approval of these policies to address existing demand.
- Ensuring the viability of proposals under the proposed regulations.
- Pursuing other solutions along with this policy effort with other solutions (destigmatizing/constructing public housing, prioritizing homeownership over investment property ownership, amending the Stevenson Engineering Standards, etc.)

G – SEPA Notice- The City issued a threshold determination of nonsignificance for this proposal. Comments on the threshold determination were submitted.

H – City Council Public Hearing- The City Council held a public hearing at their December 10th, 2020 meeting. Two community members addressed the City Council with questions about public involvement, next steps and support for the proposed changes.

Attachments:

- 1- Questionnaire Instrument
- 2- Mailed Notices (9/10/2020 & 12/16/2020)
- 3- Heinze & Rutledge Emails
- 4- Planning Commission Minutes (9/14/2020, 10/12/2020, 11/9/2020, 12/14/2020)
- 5- SEPA DNS
- 6- City Council Public Hearing Notices & Minutes (12/10/2020)

Increasing R3 Building Capacity

The gist of it

The City of Stevenson is considering potential changes to the zoning regulations of the R3 Multi-Family Residential District. The potential changes are proposed in response to a recent study by the Skamania County Economic Development Council (EDC). In their Skamania County Housing Needs Analysis the EDC is anticipating the need for ~2,000 new housing units over the next 20-year period. The study also found that City and County development regulations (such as the Zoning Code) combined with a lack of appropriate infrastructure limit the possibilities for the development of these homes. As a result, housing costs, utility pricing, and community frustration are all expected to increase. To address these deficiencies, the EDC's consultants have recommended several changes to the Zoning Code. The City is hoping to get your feedback on some basic policy questions prior to making a change.

The proposed changes revolve around the policy questions on the following pages.

Additional information is online at <http://ci.stevenson.wa.us/letsbuild/>

[Page Break]

Senior Care Housing

The state considers senior care housing based on the number of people living in a home and the type of care given, with 3 basic types:

- 1- Adult Family Home - The state requires the city to allow homes with 6 or fewer seniors in the same way it would allow any other home and anyone may build or convert a home in the R3 District to this use.
- 2- Assisted Living Facility - A home with 7 or more seniors is considered an "Assisted Living Facility", and cities have more leeway with where/how these buildings are allowed. People wanting to build or convert a home as an Assisted Living Facility would first need to prove to the Planning Commission's satisfaction that their specific proposal will not negatively impact the neighborhood.
- 3- Nursing Home - Residents of this type of senior care housing require greater medical or convalescent care or attention than the types above. The City currently treats these in the same way it treats Assisted Living Facilities, with case-by-case approval required.

The need for senior care housing is expected to increase in the near future and it has been recommended that the City be more permissive to accommodate this need. In this case, being more permissive would remove the case-by-case Planning Commission approval and allow Assisted Living Facilities and Nursing Homes on any lot within the R3 Zone.

1. Should it be easier to build senior care housing in the R3 Multi-Family Residential District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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Total Number of Homes per Lot

Multi-family housing can be built in the R3 District. The total number of units built depends on the size of the lot. Currently the City limits development to 1 unit if the lot is 4,000-5,999 square feet, then allows an additional unit for

every 2,000 square feet of property. An exception to the 4,000 square foot threshold is available for shared-wall townhomes, which can be placed on lots as small as 2,000 square feet.

The proposal would simplify the calculation by reducing the initial 4,000 threshold to the same 2,000 square feet used in other instances. In doing so it would permit an additional unit on most lots. This change is recommended to help address the community's need for smaller, more affordable housing units by providing owners more options to respond to the needs of the housing market need.

2. Should more housing units be allowed on properties in the R3 District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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Utility Connections

At the state-level, multi-family development requires approximately 1/4 to 1/2 acre of property per unit in the development. The state is considering raising this amount. Locally, there are no requirements to pump or otherwise maintain multi-family septic systems. Documented public or environmental health issues would need to arise before such requirements could be made.

In Stevenson, all new development must connect to the City water system. New development is allowed on septic systems when the public sewer system is not available to a lot. As a result, multi-family development could occur in the R3 District, provided the development is not within 300' of a public sewer line. However, all properties currently designated as R3 are within 300' of a public sewer line.

The proposal would formalize the requirement for new development to connect, ensuring more units could be built per acre and protecting the public/environmental health of the community. Existing development on septic would not have to connect until the existing system fails.

3. Should connection to the public sewer system be required for development in the R3 District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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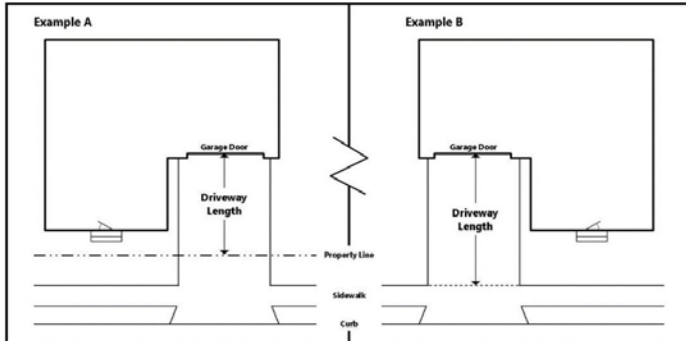
Location of Buildings

The City restricts development in the R3 District by a) requiring construction to be located specific distances from property lines (setbacks) and b) limiting the overall amount of rooftops and decks to a certain percentage of the lot (lot coverage).

These restrictions 1) are not aligned with each other, 2) lead to confusion from property owners, and 3) in the case of lot coverage, require an inordinate amount of staff time to verify.

To reduce the barriers these limitations present, the City could reduce the front setback requirement and eliminate the lot coverage limitation entirely.

In some instances development in the City involves a specific driveway length requirement to prevent parked vehicles from inhibiting pedestrian and automotive use of sidewalks and streets.



This does not currently apply to development in the R3 District, but could be considered if the front yard setback is reduced.

4. Should development be allowed on more portions of lots in the R3 District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

5. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

[Page Break]

6. To receive ongoing updates on this topic, please enter your email here. _____

7. If you'd like to share a specific case study of how the existing regulations of the R3 District have caused you to redesign or abandon a development proposal, please do so here. _____

8. If you'd like to share a specific case study of how the existing regulations of the R3 District have protected your neighborhood from a development or change you didn't want, please do so here. _____



City of Stevenson

Planning Department

(509)427-5970

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

TO: R3 District Property Owners
FROM: Ben Shumaker
DATE: September 10th, 2020
SUBJECT: R3 Multi-Family District Owners—Zoning Code Amendment Proposal

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are proposed in response to a recent study by the Skamania County Economic Development Council (EDC). In their *Skamania County Housing Needs Analysis* the EDC is anticipating the need for ~2,000 new housing units over the next 20-year period. The study also found that a lack of appropriate infrastructure as well as the development regulations currently implemented by the City and County limit the ability to provide these new homes. As a result, housing costs, utility pricing, and community frustration is expected to increase. To address these deficiencies, the EDC's consultants have recommended several changes to the Zoning Code. The City is hoping to discuss these changes with you prior to their adoption.

The proposed changes revolve around the following policy questions:

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
- 2) Should more housing units be allowed on properties in the R3 District?
- 3) Should connection to the public sewer system be required for development in the R3 District?
- 4) Should development be allowed on more portions of lots in the R3 District?
 - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?

Attachment 1 is provided to illustrate how affirmative answers to these policy questions might be incorporated into the zoning regulations applicable to your property. Changes have ~~red strike through~~ representing deletions and red underline representing additions. These changes occur on pages 2, 5, and 6 of the attachment. A potential change is also proposed on page 4 which is unrelated to housing needs.

The changes are titled "discussion draft" to reflect their intent to function as a starting point, not a desired endpoint. Your contributions to this discussion are an important part of the drafting process. Suggestions for fewer/alternative/additional changes will help ensure the Zoning Code implements the citizens' desires as well as their needs. To make the attachment as legible as possible, provisions applicable to the R3 District are shown in black ink. All other provisions are included for comparison purposes and appear in gray ink with smaller font.

Request: Please evaluate the policy questions above and share your initial opinions on the topic. You can do so by filling out an online questionnaire (<https://www.surveymonkey.com/r/8PBXR7X>), via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648), or at Planning Commission meetings on the second Monday of each month. The next meeting will be a virtual meeting at 6:00pm on September 14th, 2020 taking place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385.

Additional Request: The City is looking for some specific “case studies” of how the Zoning Code affects people’s lives and livelihoods. If you have a specific example from your experience, we’d appreciate it if you’d share it. Specifically, we’d like to know:

- 1- Have the existing provisions of the Zoning Code caused you to redesign or abandon a development proposal?
- 2- Have the existing provisions of the Zoning Code protected your neighborhood from a development or change you didn’t want?

To share a specific instance, please contact the city at 509-427-5970 or planning@ci.stevenson.wa.us.

No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning text amendments (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the last draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1- Zoning Map Highlighting R3 Areas
- 2- Discussion Draft Zoning Amendment



City of Stevenson

Planning Department

(509)427-5970

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

TO: R3 District Property Owners
FROM: Ben Shumaker
DATE: December 16th, 2020
SUBJECT: R3 Multi-Family District Owners—Zoning Code Amendment Proposal

This letter provides an update to the letter you received in September and summarizes the community's discussions on the proposed changes to the R3 Multi-Family Residential District zoning regulations.

The proposal responds to the Skamania County Economic Development Council (EDC) study, *Skamania County Housing Needs Analysis* which anticipates a need for ~2,000 new housing units over the next 20-years. The study recommends several changes to the Zoning Code, and the attachment incorporates several of these.

The proposed changes revolve around the following policy questions. Questions 1 through 4(a) were presented to you in September. Questions 4(b) and 5 were identified during the course of the discussions. Bold indicates the Planning Commission recommended answer.

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District? **No, case-by-case review of larger senior care facilities remains appropriate.**
- 2) Should more housing units be allowed on properties in the R3 District? **Yes, an additional unit should be allowed.**
- 3) Should connection to the public sewer system be required for development in the R3 District? **Yes.**
- 4) Should development be allowed on more portions of lots in the R3 District? **Yes, the front setback should be reduced and the total lot coverage standard should be eliminated.**
 - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets? **Yes, driveways should be long enough to accommodate a parked vehicle without blocking a sidewalk/street.**
 - b. If development should be allowed on more portions of lots, should the City prioritize pedestrian safety near driveways. **Yes, structures should not impede pedestrian visibility near driveways.**
- 5) Should cultivation of plants be anticipated in the R3 District? **Yes, gardens, horticulture, and nurseries should be allowed or have a path to approval.**

Attachment 1 contains the draft ordinance which will be considered for adoption by the Council at their 6:00pm meeting on January 21st, 2021. This is abbreviated compared to the text previously sent and includes only the specific changes proposed. All other text in SMC 17.15 will remain.

In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning text amendments (September letter).
- 2- Notification of the last draft ordinance and meetings where decisions will be made (*this letter*).
- 3- Request for opinions on a potential new zoning criteria: minimum density overlay (expected March).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>



R3 zoning Lana Heinze

Ben Shumaker <ben@ci.stevenson.wa.us>
To: Svetlana Lebedeva <shokoladus@yahoo.com>
Cc: Nikki Hollatz <nikkih@klickitatcounty.org>

Mon, Oct 12, 2020 at 9:46 AM

Received. Thank you, Svetlana.

I will:

- A-Add your email address to the project specific distribution list,
- B-Provide your email (together with this response) to the Planning Commission for consideration at tonight's meeting,

To answer your specific questions:

1-I am copying this response to the Skamania County Environmental Health Department to discuss how these changes might interact with existing septic systems. My understanding is the proposal would not add any additional regulatory requirement. The current regulation allows existing systems are allowed to continue, however, if they fail then connection to the public sewer system is required so long as there is a public line within 300' of the building (which appears to be the case for your property on Lutheran Church Road). Connection is the responsibility of the homeowner.

2-No maximum lot size is currently proposed. The proposed minimum lot size is 2,000, which would facilitate division/development of your property.

3-The increased maximum lot coverage would apply to all lots in the R3 District, yours included.

4-Coverage of lots would necessarily exclude all areas within setbacks (including driveways) and 100% coverage would not be possible (i.e., no development could violate the maximum standard). Your question does show an unnecessary confusion in the regulations, and I will be recommending a change to the discussion draft to use "n/a" instead of "100%" in the table.

The Zoom meeting can be accessed as follows:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83482269900>

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 834 8226 9900

International numbers available: <https://us02web.zoom.us/j/83482269900>

Looking forward to discussing this more tonight,

BEN SHUMAKER

-----Original Message-----

From: 'Svetlana Lebedeva' via planning [mailto:planning@ci.stevenson.wa.us]

Sent: Sunday, October 11, 2020 9:54 PM

To: planning@ci.stevenson.wa.us

Subject: R3 zoning Lana Heinze

To whom it may concern:

ATTN: Ben Shumaker Planning Director City of Stevenson, Washington

Dear Ben,

This is Lana Heinze (293 NE Lutheran Church Rd.) reaching out to you with regard to a letter I received about R3 zoning changes. I have some specific questions I need clarified:

- 1) My home was built in the 60's and runs perfectly well on a regularly-maintained septic system. I understand my existing setup will remain grandfathered in while new units will receive city sewer. If the new developments are unable to respect my current setup, I am requesting a timeline for when and how you plan to install the appropriate changes to my property.
- 2) What are the maximum and minimum lot sizes for the planned community? Will I have the option of dividing & developing my 1 acre lot?
- 3) I received a letter on September 10, 2020 suggesting that in the newly planned community, a lot may be 100% covered by a building. Does this apply

to my R3 lot as well if/when you migrate my lot to public sewer as well?

4) Just a logistics question: how do you measure 100% building coverage on a lot that requires a 20-foot driveway?

My understanding is that there is a planning meeting on Monday, October 12, 2020 on Zoom. I have not yet received the details for joining my community's meeting. I am requesting you forward the details to me at shokoladus@yahoo.com or text me instructions at 858-699-9502 so that I'm given a fair opportunity to learn about impending changes to my neighborhood.

Thank you for your time and consideration, Lana Heinze



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

My concerns regarding proposed zoning changes

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

September 14th Stevenson Planning Commission Meeting Minutes
Monday, September 14, 2020
6:00 PM Held Remotely

Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN 845 5958 3385 #
Online: <https://us02web.zoom.us/j/84559583385>

Attending via remote access: Chair Valerie Hoy-Rhodehamel, Commissioners Auguste Zettler, Mike Beck, Jeff Breckel.

City Staff: Community Development Director Ben Shumaker

Other: David Ray

Public attendees: None

Planning Commission Vice-Chair Auguste Zettler opened the meeting at 6:03 p.m. (NOTE: Chair Valerie Hoy-Rhodehamel had intermittent connection problems throughout the meeting.)

1. Preliminary Matters

a. Chair Describes Public Comment Expectations for Remote Meeting

Vice Chair Auguste Zettler asked **Community Development Director Ben Shumaker** to explain the process for making public comments using the remote platform.

Participants were asked to keep comments to 5 minutes or less. Use *9 to raise and lower hand to make comments, use *6 to mute/unmute the phone.

b. Approval of Minutes: August 10th, 2020 Regular Planning Commission Meeting
One correction on page 5 was noted: **Commissioner Beck** offered to *personally* help with the recently awarded street tree planning grant. He did not volunteer any county services.

MOTION to approve the minutes from the August 10th, 2020 Planning Commission Meeting with corrections was made by **Commissioner Breckel** with a second provided by **Commissioner Beck**.

- Voting aye: **Commissioners Auguste Zettler, Mike Beck, Jeff Breckel.**
- Voting nay: None

c. Public Comment Period:(For items not located elsewhere on the agenda)

No comments were received.

2. New Business

a. Planning Commission Vacancy: Review Statements of Interest, Interview Candidates, & Recommend City Council Action

Community Development Director Ben Shumaker introduced David Ray, an applicant for the open position on the Planning Commission.

Vice Chair Auguste Zettler asked David Ray to provide information on his background. He stated he attended grad school in Oregon in public policy and planning and had been involved in some planning issues, including one in the Gorge.

Chair Valerie Hoy-Rhodehamel asked if he had attended any Stevenson Planning Commission or City Council meetings. He indicated he had attended in the past.

Commissioner Beck questioned Ray regarding what his current interest was in being a commissioner. Ray explained he had contacted Shumaker after a friend informed him of the opening. He related he was interested in transportation, environmental sustainability, land use planning, and new ways to encourage economic development. Shumaker read the written statement of interest allowed to assist discussion.

Commissioner Breckel asked him if he had been involved with workshops on downtown planning process, and Ray indicated he had not.

Community Development Director Ben Shumaker noted the Planning Commission had no authority to enter into an executive session to deliberate on the selection of an applicant. **Commissioner Breckel** suggested just holding the conversation and no Commissioners objected. Following several other questions, **Vice-Chair Zettler** asked the Commissioners to pass a recommendation on to Stevenson City Council regarding David Ray's application to the Planning Commission.

MOTION to recommend to Stevenson City Council to appoint David Ray to the Stevenson Planning Commission was made by **Commissioner Breckel** with a second by **Commissioner Beck**.

- Voting aye: **Commissioners Hoy-Rhodehamel Breckel, Beck, Zettler**
- Voting nay: **None**

b. Short Plat Review:

SP2020-02 Rick Pauly Short Plat Planning Commission Optional Review pg. 9/10

Community Development Director Ben Shumaker explained the Planning Department received a short plat application for a lot at the corner of Rock Creek Drive and Monda Road. The tax lot numbers for the properties are 02-07-01-2-0-0403. The vacant property in the R3 Multi-Family Residential District does not have an address. The proposal involves division of one ~1.2 acre property into 4 lots ranging between ~9,300sf to ~15,400sf.

Community Development Director Ben Shumaker reported who received the short plat application and pointed to information and graphics contained in the meeting packet. Per the city code, the Planning Commission is to be notified and given the opportunity to review the application. If the PC chooses to review, it will take place at the October 2020 Planning Commission meeting.

Shumaker recommended the Planning Commission bypass its review of the short plat and entrust the decision on the application to the Short Plat Administrator. No public comment is required, but is welcome. No comments have been received regarding the application.

The Commissioners agreed there was no need for a review, and the application could be handled by the Short Plat Administrator. **Commissioner Beck** observed a stream runs through the lot and suggested it be indicated on the survey.

3. Old Business

a. Zoning Amendment: Increasing Residential Building Capacity: Reviewing Policy Questions and Public Engagement Efforts

Community Development Director Ben Shumaker explained the purpose of the update on the proposed Zoning Amendments. He pointed to the public involvement activities associated with the potential Zoning Code and Map amendments under consideration and briefly described the 7 policy questions generated.

He asked the Commission to consider the information and determine what would be the best course of action to engage residents and the public in the process. He went over some additional points being considered, including setbacks, elimination of the lot coverage standard, and impervious surface coverage affecting stormwater quality/quantity.

He has reached out to all affected property owners regarding the potential changes and described communication opportunities provided to residents and property owners, including links on the city's Facebook page and a new website

<http://ci.stevenson.wa.us/letsbuild/> with questionnaires. One property on Monda Road split by different zoning districts has requested to be zoned only under one-SR Suburban Residential.

Shumaker related Commission discussion would take place beginning at the October 2020 Planning Commission meeting. By then he anticipates having public feedback to use in decision-making.

Commissioner Beck suggested mobile home zoning not be eliminated. He encouraged flexibility in affordable housing opportunities with tiny houses as an option.

b. Housing Needs Analysis: Discussing Report Methods, Conclusions, & Recommendations

The Commission discussed the recently completed Skamania County Housing Needs Analysis. **Commissioner Breckel** expressed a number of concerns regarding the report. He observed it treated Skamania County as homogenous, without accounting for the differences in the east and west ends of the county. He questioned the lack of detailed demographics and information on what is driving development in the area, noting there was no consideration of water supplies necessary to sustain 4,000 additional housing units the report suggests are possible over the next 20 years.

Other Commissioners offered similar concerns. **Commissioner Zettler** related the analysis did not appear to have information on what jobs would be available to support new residents. **Commissioner Beck** described the report as being coarse grained, but that it did offer some valuable recommendations regarding zoning. He noted it encouraged enlarging the Accessory Dwelling Units by 100sf.

Shumaker expressed appreciation to the Economic Development Council for doing the analysis. Local businesses can't recruit talent due to limited housing availability. He pointed out 80% of the buildable lands are currently constrained by current zoning.

Commissioner Zettler remarked the report showed the need for more property and suggested annexation would open more buildable lands. Infrastructure is limiting growth.

Additional discussion focused on projected population increases, planning forecasts, possible utility expansion and changes to the comprehensive plan. **Commissioner**

Breckel asked what economics are driving affordable housing and questioned why so few multiple family homes are being constructed. He asked how incentives and flexibility could be offered to encourage more construction. **Community Development Director Shumaker** explained lot sizes, state statutes, zoning requirements, developer interest and lender policies all affect the housing supply. He noted specific questions on the subject were included in the recent survey that went out, and one developer has responded so far. **Commissioner Beck** related the state might change tax incentives to encourage multi-family housing. He reiterated having flexible options for landowners could be a future incentive for more housing. **Commissioner Breckel** suggested talking with banks and lenders to learn their views on the lack of construction of multi-family dwellings. He highlighted the immediate need for housing.

4. Discussion

a. Staff & Commission Reports

Community Development Director Shumaker provided updates on the following:

- **Shoreline Management Program**
He reported having a long discussion with Department of Ecology staff regarding their review of the proposed Stevenson Shoreline Management Program. He anticipates their final recommendations by the end of 2020. He will bring the recommendations to the Planning Commission, City Council and Shoreline Management Committee if requested.
- **Columbia Street & 1st Street Overlook Projects**
The City has received 50% design of the project. A separate consultant is handling the relocation of Columbia. 1st Street funding is being used for the overlook, extension and guardrail work. More fund requests have been submitted to the state for further improvements.
- **Rock Cove Hospitality**
He relayed the City Council did act on the recommendations provided by the Planning Commission. He noted he was unable to coordinate with the minute taker to provide the Council with the details regarding minimum width of easements, but Commissioner Beck was in attendance and conveyed the recommendation to not reduce the width to less than 15'. The project is moving forward.

b. Thought of the Month:

Hope the air clears!

5. Adjournment was declared at 7:13 p.m.

Minutes recorded by Johanna Roe

October 2020 Planning Commission Meeting

Monday, October 12, 2020 6:00 PM

Held Remotely. Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN 834 8226 9900.

Online: [https://us02web.zoom.us/j/834 8226 9900](https://us02web.zoom.us/j/83482269900)

Attending

- Planning Commission members PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray
- City Staff: Stevenson Community Development Director Ben Shumaker
- Public attendees: Mary Repar, Brian McKenzie

PC Chair Valerie Hoy-Rhodehamel opened the meeting at 6:01 p.m.

A. Preliminary Matters

1. Public Comment Expectations: Chair Selects Public Comment Option for Meeting

Stevenson Community Development Director Ben Shumaker shared information for participants on how to provide comments and mute/unmute their phones or microphones.

Chair Hoy-Rhodehamel asked participants to limit their comments to 3 minutes or less due to the length of the agenda and packet.

2. Minutes: September 14th, 2020 Planning Commission Meeting Minutes

MOTION to accept minutes as presented made by **Commissioner Beck** with a second by **Commissioner Breckel**.

- Voting aye: Commissioners **PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray**
- Voting no: None.

3. Public Comment Period: (For items not located elsewhere on the agenda)

>Mary Repar offered comments on several items. She discussed the importance of public housing and the stigma associated with living there. She asked if public housing could be made more communal and advocated to remain small rather than focusing on growth.

B. New Business

4. Conditional Use Permit Reviews: Reviewing Past Permits (including those issued between 2018 & 2019)

Shumaker advised the Commission that CUP reviews always take place at October Planning Commission meetings during even numbered years. He asked the Commission to review the mural on NAPA building, noting it was in compliance with the conditions required. He also pointed out that due to zoning code amendments made a similar mural now would not require a CUP.

He asked the Commission to conclude whether they should continue looking further into the mural. **Commissioner Beck** asked if there was a way to morph the mural's CUP into the new, updated permit process for murals and artwork to avoid periodic review. Shumaker stated he was trying to determine if it was possible, and did not think it was a problem. **Commissioner Ray** asked if the mural artwork itself could be changed. **Shumaker** explained the Commission has the ability to change conditions re a CUP. Does the Commission want to re-advertise and

discuss content of the sign at a public hearing? **Chair Hoy-Rhodehamel** called for a thumbs up/down consensus opinion regarding further review of the mural. 4 thumbs up were noted opposing further review, with one thumb up supporting further review.

C. Old Business

5. Housing Needs Analysis: Stevenson-specific information

Shumaker shared Stevenson-specific information regarding housing needs as a continuation of the discussion from the September 2020 PC meeting. It had been collected for downtown plan. It included a housing market analysis and commercial and hospitality market analysis. He explained the analysis showed differences in how housing was forecast. One used a high projection estimate prepared by the state, and a second presented a mid-level projection using proprietary data. The Commissioners expressed appreciation for the additional data.

Commissioner Beck observed it clearly showed the general trend and need.

Commissioner Zettler commented the data was from 2019 and noted residential and commercial needs had already changed due to more people working from home in response to Covid-19. **Commissioner Breckel** remarked a 20-year outlook was too long and likely inaccurate. He spoke on the tremendous demand for rental properties and suggested again talking with developers and setting aside land for rentals.

Much of the remaining discussion focused on future growth and the numerous factors affecting it-Covid-19, the potential for recession, working from home, climate driven population shifts from urban areas, increasing insurance costs, current zoning, developer access to capital, infrastructure and utility connection costs, short plat vs subdivision restrictions and fees, length of time for approvals, etc.

Shumaker noted a staff update had been deleted accidentally from the packet. He shared it contained a basic analysis of what changes could be achieved through zoning revisions presently under PC discussion. One further barrier considered was rentals do not appear to support enough of a profit margin or ROI for older developers seeking retirement. Equalizing fees for short plats vs subdivisions has resulted in one instance of additional land division.

Chair Hoy-Rhodehamel opened the meeting for public comment at 6:25.

>Brian McKenzie provided his experiences, ideas and suggestions to increase development. He stated it all came down to costs. He advocated for a streamlined process and financial incentives to developers.

>Mary Repar suggested reviewing how many LLC's and individuals own residences that could be rented out. She did not favor streamlining and called for the Commission to act as brakes on development to slow costs such as water rates and the WWTP.

Commissioner Beck agreed more flexibility and the development of a suite of incentives could be beneficial. Other issues were discussed, including lender financing and state legislation that prevents the City from pre-planning and pre-clearing developments through the SEPA process. Skamania County is a partial planning county and can't enact some incentive programs. **Commissioner Breckel** suggested bringing together builders, lenders, elected officials, public works and planning groups to figure out a way to work at addressing needs. **Shumaker** advised the housing data provided was useful to present to lenders.

6. Zoning Amendment: Increasing Residential Building Capacity: R3 Text Amendment & Preliminary Map Changes

Shumaker provided background information on the results of a recent questionnaire on proposed zoning code amendments sent to affected/interested property owners. The following topics were addressed: Allowing more senior care housing, including adult family care homes, nursing homes, and assisted living facilities in R3; increase # of units permitted to be built on lots in R3; require development in R3 to connect to the City sewer system; allow development on more portions of a lot (increasing dimensional flexibility), and if allowed, amend driveway standards to avoid street and sidewalk blockage. He shared the public responses pro/con for each topic. 33 respondents answered the survey. Following an extensive discussion, the Commission responded to each question using a thumbs up/thumbs down consensus process.

- **Question 1** would continue allowing adult family homes in R3, and move nursing homes and assisted living facilities from conditional use status to permitted. Four commissioners did not support the change, one did.
- **Question 2** included a proposed change allowing more housing units to be built on a lot in R3. The change would reduce the initial 4,000 sf threshold requirement for construction of a dwelling to 2,000 sf. In doing so it would permit an additional unit on most lots. All commissioners indicated support.
- **Question 3** concerned requiring new construction in R3 district to connect with the public sewer system. All commissioners indicated support.
- **Question 4** addressed allowing development on more portions of a lot in R3. It would reduce the front yard setback from 15' to 10' and eliminate maximum coverage of a lot. This question generated further discussion on safety concerns due to potential garage siting and line of sight.

Shumaker suggested Public Works standards may cover the driveway requirement.

Commissioner Ray moved to have the issue considered at the November 2020 PC meeting. **Commissioner Breckel** confirmed there would still be a 20' driveway length requirement, but it was explained with a smaller setback there may be increased likelihood of not seeing someone on the sidewalk. The Commission will review the topic in November.

- **Question 5** addressed driveway length to reduce vehicle overhang onto sidewalks or curbing. All commissioners were in favor.

Shumaker asked the Commission if he should engage property owners in R2 district in conversations regarding the decisions made that evening, and it was decided to wait until all the issues were completed.

Commissioners then held a discussion regarding how sections of the current zoning map conflict with the comprehensive plan. A discussion was put to nine affected property owners in the C1 Commercial and R3 Multi-Family Residential districts regarding shifting their properties' zoning to align with the comprehensive plan. One property owner was not supportive of the change. It was proposed to change the zoning district for the four properties not opposed and maintain current zoning for the one property opposed. Increased taxes were cited as a concern due to possible rezoning. No immediate increase was forecast via the county assessor, but increased sales in C1 could change that. **Shumaker** asked the Commission to keep in mind the concerns cited when it comes time to discuss changes for properties in the R2 district.

Commissioner Ray stated he did not have the packet under discussion, and he was friends with one of the affected property owners. **Shumaker** noted the issue was a legislative one and was not subject to disclosure of any biases.

Commissioner Beck expressed concerns over the perception that preferential or spot zoning may arise through consideration of the opinions of individual property owners. The comprehensive map should provide direction. He advised not having a property owner's desire sway decisions. **Commissioner Ray** offered to recuse himself. It was determined it was unnecessary as no vote would be taken that night affecting the issue.

Shumaker noted lastly one property currently split into two zoning districts requested having the property be zoned under one district. The re-zone was in alignment with the comprehensive zoning map. He informed the Commission it would be taking action at a later date to address a number of changes.

7. Zoning Amendment: Increasing Residential Building Capacity: Reviewing C1 Parking Text Amendment Policy Questions & Public Engagement Efforts

Shumaker next shared information on his efforts to attain public involvement in decisions regarding parking in C1 Downtown with recommendations arising from the downtown Plan for Success. He pointed to pages 68-70 in the packet regarding proposed and recommended changes specific to different uses.

Shumaker asked the Commission for guidance. He provided examples of the complicated details in the parking regulations and asked for suggestions on how to offer information to gain feedback while not promoting a topic.

>Mary Repar commented that parking became an issue 5 yrs ago, and you can't please everyone. She did not advocate limiting parking but suggested instead making downtown attractive so people will come.

Commissioner Beck suggested a simple, open-ended survey on parking. He related large cities have done away with parking requirements. He noted it can reduce costs and streamline applications. Commissioner Breckel agreed with soliciting simple comments. **Shumaker** noted he would ask the downtown planning steering committee for their ideas based on the Commission discussion.

D. Discussion

8. Staff & Commission Reports:

City Development Director Shumaker highlighted the Stevenson Downtown Business Association's program on business facade renewal and improvement. He also shared information on the recent sewer and WWTP grants received by Stevenson. Additional funding sources are being approached. He noted additional sewer lines are needed and funding will provide for that. A brief discussion was held regarding November and December meetings. It was decided to keep the meeting schedule as is.

9. Thought of the Month: Air Quality **Shumaker** related the terrible air quality experienced recently.

E. Adjournment PC Chair Valerie Hoy-Rhodehamel declared the meeting adjourned at 8:22 p.m.

Minutes prepared by Johanna Roe

Stevenson Planning Commission Meeting

Monday, November 9, 2020 6:00 PM

Held Remotely. Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN
Online: <https://us02web.zoom.us/j/83482269900>

Attending

- Planning Commission members PC Chair Valerie Hoy-Rhodehamel; Mike Beck, Jeff Breckel, Auguste Zettler, David Ray
- City Staff: Community Development Director Ben Shumaker
- Public attendees: Humaira Falkenberg, Brian McKenzie

PC Chair Valerie Hoy-Rhodehamel opened the meeting at 6:01 p.m.

A. Preliminary Matters

1. Public Comment Expectations: Chair Selects Public Comment Option for Meeting

Chair Hoy-Rhodehamel asked participants to limit their comments to 3 minutes or less due to the length of the agenda and packet and Zoom's limitations.

2. Minutes: October 12th, 2020 Planning Commission Meeting Minutes

MOTION to accept minutes from October as presented was made by **Commissioner Breckel** with a second by **Commissioner Beck**.

- Voting aye: Commissioners **PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray**
- Voting no: None.

3. Public Comment Period: (For items not located elsewhere on the agenda)

Community Development Director Ben Shumaker shared information for participants on how to provide comments and mute/unmute their phones or microphones.

>**PC Chair Valerie Hoy-Rhodehamel** reported she would be using the Beta version of the Starlink satellite internet service at her residence.

No public comments were received.

B. New Business

No new business was considered.

C. Old Business

4. Zoning Amendment: Increasing Residential Building Capacity

Shumaker explained the information provided in the memo to Planning Commissioners as a continuation of the October 2020 PC discussion of text amendments for R3 multifamily district. He noted the Planning Commission had come to provisional agreements on 4 out of 5 text amendment policy discussions, with one area left to consider on Dimensional Flexibility within the R3 district.

The remaining question before the Commission focused mainly on the minimum front-yard setback and its relationship with vehicular/pedestrian sight distance.

Commission members held an extensive discussion where they reviewed a number of options. Safety of bicyclists and pedestrians using sidewalks was held to be critical. Various configurations of setbacks and sight lines, and existing City Public Works standards were considered. Adding graphics to clarify the amendment language was suggested.

>During the discussion Humaira Falkenberg provided public comment on harmonizing design and road standards. She encouraged reducing some street development requirements and the addition of staff flexibility within the Public Works standards to help achieve additional housing development.

An initial consensus was reached among Commission members approving a 15' setback for the first level of a building in the R3 multifamily zone, with a 10' setback for upper building levels. If the Public Works Director and the Zoning Administrator determine the pedestrian sight distance is not an issue, then the minimum setback required for the first level of the building would be 10'.

>Brian McKenzie offered public comment that as a developer he was waiting on Planning Commission changes before he began future building projects. He asked for and received clarification regarding the setbacks under discussion.

Shumaker then addressed two additional issues to be considered-eliminating the lot coverage standard and allowing of vegetable gardens and other plant-related uses within the usage section for R3 properties. The proposed change would have personal vegetable gardens allowed as an accessory uses as well as allowances for horticultural and nursery uses. All Commissioners agreed those changes were acceptable as drafted.

MOTION: Commissioner Beck moved to adopt the zoning code changes as presented in the packet with the addition allowing a 10' setback in upper levels in the R3 district, and allowing flexibility to preserve public safety, with a note to allow consideration for a reduced or increased setback as may be deemed necessary by the Administrator in the review of the project.

Commissioner Zettler provided a second.

>Prior to the vote Brian McKenzie asked for clarification regarding a definition of the second level. He noted posts are often used to support a second level.

Shumaker related there were no definitions in the present code. He suggested that Planning staff could develop language for two Planning Commissioners to review prior to sending the information to the City Council.

Commissioner Zettler explained the intent was to provide flexibility to allow more building space at the upper level while maintaining a safety triangle for a sight line. If posts obscure the site line of the triangle then the requirement is not met.

- Voting aye: **Chair Hoy-Rhodehamel; Commissioner Zettler, Breckel, Ray, Beck**
- Voting nay: **None**

D. Discussion

5. Staff & Commission Reports:

Columbia Street Realignment

Shumaker shared information on work progress of the Columbia Street project. There will be a meeting with the consultants to review more of the brownfield investigations in area. Following

that a public meeting regarding the work will take place within the neighborhood. Information on the First Street Overlook and sidewalk project along First Street will also be discussed. **Shumaker** related he is anticipating a decision regarding a grant for sidewalk and paving along First Street. The decision is due by the end of November. **Commissioner Ray** asked to be provided with the project documents for his review.

Shumaker related he recently issued a zoning interpretation for an unlisted usage in a Trade District using the authority provided to him by the Planning Commission. He reviewed a proposal for a shed on a property used for multi-family purposes and determined it was an allowable accessory use. **PC Chair Valerie Hoy-Rhodehamel** expressed appreciation at seeing the process work as intended.

6. Thought of the Month:

Air Quality

E. PC Chair Valerie Hoy-Rhodehamel declared the meeting adjourned at 7:13 p.m.

DRAFT

STEVENSON PLANNING COMMISSION MINUTES
Monday, December 14, 2020 6:00 PM
Held remotely

Webinar: <https://us02web.zoom.us/j/87629933680>

Conference Call: +1 253 215 8782 or +1 346 248 7799 ID #: **873 299 33 680**

Attending

- Planning Commission Chair Valerie Hoy-Rhodehamel; Commissioners Mike Beck, Jeff Breckel and Davy Ray. Commissioner Auguste Zettler was absent.
- City Staff: Community Development Director Ben Shumaker
- Public attendees: Unnamed.

Planning Commission Chair Valerie Hoy-Rhodehamel opened the meeting at 6:03 p.m.

A. Preliminary Matters

1. Public Comment Expectations:

PC Chair Hoy-Rhodehamel and Community Development Director Shumaker explained how to access the online or phone-in tools to provide public comment.

2. Minutes: November 9th, 2020 Planning Commission Meeting Minutes

MOTION to adopt November 2020 Planning Commission meeting minutes as presented was made by **Commissioner Breckel** with a second by **Commissioner Beck**.

- Voting aye: **PC Chair Valerie Hoy-Rhodehamel, Commissioners Beck, Breckel, Ray**
- Voting no: None.

3. Public Comment Period: (For items not located elsewhere on the agenda)

Community Development Director Ben Shumaker shared information for participants on how to provide comments and mute/unmute their phones or microphones.

Commissioner Beck requested the Planning Commission recommend the Stevenson City Council not abandon a road easement to Iman Cemetery Road in order to preserve access to Rock Creek. It was agreed to move the discussion to item 5a within the meeting agenda.

PC Chair Hoy-Rhodehamel called for other public comments. None were received.

B. New Business

4. Planning Commission Bylaws: General Overview

Shumaker provided a brief explanation regarding the agenda item. The Planning Commission last revised their bylaws in 2014. In light of an issues recently encountered by the City Council, he invited a discussion on meeting conduct in general.

It was noted the current Planning Commission bylaws do not address meeting conduct by individuals. Reviewing the by-laws in place with all new Commission members was seen as important. **Commissioner Beck** added the State of Washington offers training for all elected and appointed officials on Open Public Meeting laws. A Short Course on Local Planning was also viewed as a valuable resource. Municipal codes and procedures were seen as the nearest to a code of conduct. The ballot box was also recognized as a check on elected officials.

Working together as a team was agreed to by all as essential.

PC Chair Hoy-Rhodehamel asked Planning Commissioners to review the by the bylaws for potential amendments, noting the need for greater clarity regarding at-large membership from outside Stevenson City limits. **Shumaker** explained the amendment process and timeline. The Chair asked members to review provide requested amendments for review at the January meeting.

5. Planning Commission Minutes:

Community Development Director Shumaker related the Stevenson City Council had recently switched to action minutes. He asked the Planning Commission about their expectations for the style and detail of draft minutes for their meetings. Johanna Roe, Minute Taker provided information on the format currently in use.

Watching a recording or transcript of online meetings versus reading summary minutes was discussed. **Commissioner Breckel** suggested it might be easier to read a summary then review a full recording of a meeting. **Commissioner Beck** commented consistency between the Planning Commission and City Council minutes was something to consider. **Commissioner Ray** was unconvinced of a problem with the current format.

No decision was made, and the item was tabled.

a. Iman Cemetery Road Vacation

Community Development Director Shumaker provided background information regarding an upcoming public hearing by the City Council addressing vacation of a section of Iman Cemetery Road in Stevenson. **Commissioner Beck** requested the Planning Commission recommend the City Council consider preserving a road easement next to Iman Cemetery in order to allow public access to Rock Creek.

Commissioners discussed several options the city and or county could consider in providing ongoing access to Rock Creek. Key points included parking, trespassing, litter, liability, lack of sanitation facilities, landowner rights and safe alternative access.

The Commissioners agreed to **Shumaker's** suggestion that, rather than have the Planning Commission provide a formal motion, he would draft a letter from the Planning Commission to the City Council regarding the issue. The letter would address the importance of providing public access to Rock Creek and the Commission's willingness to participate in access planning, with **Commissioner Beck** serving to provide Commission input.

C. Old Business

6. Land Division Code Amendment: Reviewing Past Efforts and Future Expectations

Shumaker explained the scope of the current changes presented in the draft text. At the November 2019 kick-off meeting, the Planning Commission chose to establish public involvement opportunities at a later time. He anticipates public engagement will take place when all proposed changes are reviewed by the Planning Commission and approved by way of a single "Public Release Draft".

Commissioner Beck received confirmation the City Council had not acted on the recommendations made by the PC regarding changes to setbacks within the zoning code at the December 2020 Council meeting due to the setback issue needing further definition. **Beck** agreed clarity was needed to make it more understandable and easier for staff and the public to interpret. **Shumaker** pointed to several sections in the code where standards need to be aligned. Following comments from **Commissioner Beck, Shumaker** directed Commission members to Item #7 on the meeting agenda as it further addressed the issue.

7. Zoning Amendment: Increasing Residential Building Capacity: Reviewing Staff Suggestion Related to Pedestrian Visibility

Commission members considered several suggested revisions **Community Development Director Shumaker** proposed regarding the zoning code language concerning pedestrian safety near driveways. He included some definitions to help make it easier to interpret, and noted **Commissioners Beck** and **Zettler** had reviewed the changes previously. He advised the Commission the changes could be presented to City Council as a supplemental recommendation.

MOTION to recommend the City Council approve the zoning code language changes presented in Option B was made by **Commissioner Beck** with a second provided by **Commissioner Breckel**.

- Voting aye: **PC Chair Valerie Hoy-Rhodehamel, Commissioners Breckel, Ray and Beck.**
- Voting nay: None

D. Discussion

8. Staff & Commission Reports: 1st Street Overlook/Columbia Street Realignment

The Commission heard an update from Shumaker on the 1st Street overlook. The project engineers gave a short presentation at the December 2020 City Council meeting. Following the bid process, construction is anticipated to begin in the summer of 2021. A grant proposal submitted to WSDOT for full repaving of 1st Street was not awarded.

Commissioner Ray shared an anecdotal conversation he had with the local dentist whose business borders the area near 1st Street. He noted the dentist was amenable to mixed use for the area. **Shumaker** related additional funding proposals were being readied for further planning grants and site assessment work.

Commissioner Breckel asked about implementation of the downtown plan. **Shumaker** related there were negative responses towards implementation and progress is advancing in a piecemeal fashion. The working group has not been meeting regularly and interest has waned. **Commissioner Beck** has been working with Kelly O'Malley-O'Keefe on parking in the downtown area.

Shumaker shared information on water seepage reportedly arising from the former county dump along Rock Creek Drive. The City is preparing to conduct water quality rests to determine what the water contains and if a regulatory agency needs to be involved.

9. Thought of the Month: None

E. Adjournment

Planning Commission Chair Valerie Hoy-Rhodehamel adjourned the meeting at 7:12 p.m.

Minutes prepared by Johanna Roe



City of Stevenson

Planning Department

(509)427-5970

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

DETERMINATION OF NONSIGNIFICANCE

DATE: November 25, 2020

PROJECT NAME: Increasing Residential Building Capacity—R3 Text Amendment

APPLICANT: Leana Kinley, City Administrator

DESCRIPTION OF PROPOSAL: Non-project action involving updates to the use, density and dimensional standards of the R3-Multi-Family Residential District (SMC 17.15).

PROJECT LOCATION: Non-project action involving all areas of within the R3 Multi-Family Residential Zoning District. Stevenson City Limits.

CONTACT PERSON: Ben Shumaker, Community Development Director
ben@ci.stevenson.wa.us • (509)427-5970

LEAD AGENCY: City of Stevenson, Washington

RESPONSIBLE OFFICIAL: Ben Shumaker

Description of Proposal: This proposal is a non-project action 1) clarifying minor agricultural use allowances in the R3 Multi-Family Residential zoning district, 2) reducing the minimum lot size in the district, 3) requiring connection to public sewer in the district, 4) and increasing dimensional flexibility in the district.

Threshold Determination: The City of Stevenson, acting as lead agency for this proposal, has determined this proposal will not have a probable significant adverse impact on the environment.

An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

The full checklist and materials can be found online at:
www.ci.stevenson.wa.us/planning-department/current-public-notice

Comments on Threshold Determination: If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by 5:00 PM on Thursday, December 10, 2020.

All comments on this proposal are to be directed to Ben Shumaker, Community Development Director, City Hall, 7121 E Loop Road, PO Box 371, Stevenson, Washington 98648.

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON }
COUNTY OF SKAMANIA } SS

The undersigned, being first duly sworn on oath, deposes and says: That he/she is an authorized representative of the SKAMANIA COUNTY PIONEER, a weekly newspaper, which has been established, published in the English language, and circulated continuously as a weekly newspaper in the City of Stevenson, and in said County and State, and of general circulation in said county for more then six (6) months prior to the date of the first publication of the Notice hereto attached, and that the said Skamania County Pioneer was on the 7th day of July, 1941, approved as a legal newspaper by the Superior Court of said Skamania County, and that the annexed is true copy of the notice in the exact form annexed, was published in regular issues of The Skamania County Pioneer which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a

Notice of Public Hearings,
Dec. 10, 2020

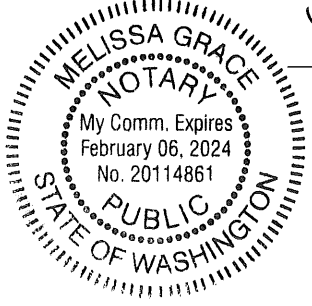
was published on Nov. 25 & Dec. 2, 2020

The amount of the fee charged for the foregoing publication is the sum of \$ 104.78

[Signature]
Newspaper Representative

Subscribed and sworn to before me this

3rd day of December, 2020



Melissa Grace
Notary Public in and for the
State of Washington

NOTICE OF PUBLIC HEARINGS
CITY OF STEVENSON
Stevenson City Council will hold three Public Hearings during the rescheduled December regular Council meeting Thursday December 10th, 2020, at 6:00 pm remotely via phone at 253-215-8782, 669-900-6833, 346-248-7799, 312-626-6799, 929-205-6099 OR 301-715-8592 Meeting ID: 874 5430 5446 or on-line at <https://us02web.zoom.us/j/87454305446> . Public comments may also be submitted in writing no later than 12:00 pm on Thursday, December 10th, 2020 to leana@ci.stevenson.wa.us, mailed to City Hall at PO Box 371, Stevenson, WA 98648, or dropped off at City Hall.
No Name Road Vacation
Zettler-Powers Road Vacation
R3 Zoning Text Amendment
Any member of the public may appear and be heard for or against the items above.
City Hall is accessible to people with disabilities. Please notify City Hall 24 hours in advance if you will need special accommodations to attend the hearing, including handicap accessibility or interpreter services, by calling (509) 427-5970 or (800) 833-6388 for TDD.
Published in the Skamania County Pioneer
November 25 & December 2, 2020

Minutes
CITY OF STEVENSON COUNCIL MEETING
December 10, 2020
6:00 PM, Remote

1. CALL TO ORDER: Mayor Anderson called the meeting to order at 6:00 pm and conducted roll call. He advised attendees the meeting was being recorded and could be viewed on YouTube. He announced the resignation of Councilmember Knudsen and provided information on submitting an application for the open position.

Attending:

- Mayor Anderson; Councilmembers McHale, Weissfeld, Muth, Hendricks
- City Staff: City Administrator Leana Kinley, Community Development Director Ben Shumaker, Public Works Director Karl Russell
- Other: City Attorney Ken Woodrich
- Public attendees: Mary Repar, Julie May, Rick May, Rob Farris, Curt Gray, Ann Leuders and over 40 additional attendees.

2. CHANGES TO THE AGENDA were noted as follows:

a)* 12/9 changes include: Addition of SCSD Pool Support Contract (item 3g), addition of Wallis Engineering Development Services Agreement for 2021 to the Consent Agenda (item 3h); additional public comments received (item 4); addition of public comment to the No Name Rd. Public Hearing (item 5b); addition of presentation for First Street item (item 6b); addition of Sewer Plant Update memo (item 7b); revised contract with Maul Foster Alongi to add terms and conditions (item 9b); addition of Amendment to Wallis Engineering Contract for Development Services (item 9c); addition of the Fire Department report (item 10e); addition of Letter of Resignation from Councilmember Matthew Knudsen (item 10f)

b) 12/10 changes include:** Additional public comments received (item 4); addition of public comments received for the Zettler-Powers Public Hearing (item 5a); additional public comments received for the No Name Rd. Public Hearing (item 5b); addition of law enforcement contract (item 8b); addition of Vouchers (item 12)

3. CONSENT AGENDA: The following items were presented for Council approval:

a) Approve 2021 Tourism Funding Award Contracts in the amount of \$351,100.

b) Skamania County Incarceration Services Agreement no changes from 2020

c) Skamania County Mapping Services Agreement the fee schedule was the only change noted.

d) Water Adjustment - Kristopher and Annie Bennet (meter no. 605300) requested a water adjustment of \$68.30.

e) Approve WAGAP Contract for 2021-2022 services in the amount of \$10,000.

f) Wallis Engineering Contract for General Engineering Services on an as-needed basis not to exceed \$10,000.

g) Approve Stevenson-Carson School District Pool Support Contract in the amount of \$40,000 annually if open, and \$20,000 annually if in soft-close.

h) Minutes of November 19, 2020 Council Meeting.

MOTION to approve consent agenda items a-f made by **Councilmember Hendricks** with a second provided by **Councilmember Muth**.

- Voting aye: **Councilmembers Weissfeld, McHale, Muth, Hendricks**
- Voting nay: None

4. PUBLIC COMMENTS: Multiple emailed comments were noted within the meeting packet. **Mayor Anderson** called for public comments and indicated not all agenda items will be open for additional comments.

>Curt Gray with Washington Gorge Action Programs announced the opening of the new warming shelter in Stevenson.

>Mary Repar spoke about Councilmember Knudsen's resignation and stated her concern over aggressive actions allegedly expressed toward his spouse. She supported mental health and diversity training for the Sheriff's Office and stated the Sheriff should enforce and not interpret the constitutionality of laws.

>Rob Farris presented a personal point of view asking the Council to focus on Sheriff Office deliverables and to take the debate over mental health services elsewhere.

City Administrator Kinley read several letters received too late to be included in the packet and those requested to be read:

>Patrick Price thanked the City Council and stated support for the Sheriff.

>Charla Schuman spoke on Sheriff Brown's mask stance and supported reallocation of funds to support mental health services.

>Multiple local business owners signed and submitted a letter stating concerns over recent comments made by Councilmember Knudsen.

>Julie May advocated for more funds to support mental health services and provide for trauma informed responses by Sheriff Office personnel.

>Kathleen Fitzgerald thanked the City Council and asked them not to defund law enforcement or reallocate funds in order to keep the community safe.

5. PUBLIC HEARINGS:

a) Public Hearing Regarding the Zettler-Powers Road Vacation: **Mayor Anderson** opened the public hearing at 6:25 p.m. Background information was provided by **City Administrator Kinley** regarding the request for the Zettler-Powers road vacation. Direction from City Council was requested by **Kinley** regarding the drafting of an ordinance for Zettler-Powers road vacations. Comments were included in the packet and no additional public comment was given. **Mayor Anderson** closed the public hearing at 6:27 p.m.

City Attorney Woodrich presented further details on the process of road vacations.

Community Development Director Shumaker pointed to information in his staff report regarding potential land use issues on affected properties.

Consensus from Council was reached having the future Zettler-Powers road vacation ordinance not include a requirement for compensation from the landowners. A further consideration was a recommendation for an access/egress easement covenant to be included in the event lot 19 is sold.

b) Public Hearing Regarding Vacation of No Name Road: Direction from City Council was requested by **City Administrator Kinley** regarding the drafting of an ordinance regarding the No Name Road request for vacation. **Mayor Anderson** opened the public hearing at 6:41 p.m. Information from staff reports from **Development Director Shumaker** and **Public Works Director Russell** were highlighted. The Skamania County Cemetery District, Pat Price and the Doblies also provided written comments included in the council packet. No additional public comments were received. **Mayor Anderson** closed the public hearing at 6:47 p.m.

A consensus was reached to appoint an ad-hoc committee consisting of **Councilmembers Muth and Hendricks** to further study the issue regarding access to Rock Creek and present recommendations to the Council for their consideration.

>Ann Leuders provided public comment regarding any taking of private land, and was advised the Council would have to hold a public hearing if that occurred.

It was suggested to invite neighbors, county officials and emergency services to the ad-hoc committee meetings.

c) R3 Zoning Text Amendments: **Community Development Director Shumaker** provided background information on the proposed amendments. **Mayor Anderson** opened the public hearing at 7:13 p.m. Comments and questions from Rick and Julie May were received regarding the procedure used to obtain public input and involvement on the proposed amendment. **Mayor Anderson** provided details on the public outreach process used. **Mayor Anderson** closed the public hearing at 7:25 p.m.

Council consensus was to move it to a second reading to allow for more public input.

6. PRESENTATIONS FROM OUTSIDE AGENCIES:

a) Skamania County Public Works - Public Works Director/County Engineer Tim Elsea updated council on building inspection services as per the interlocal agreement.

b) First Street Overlook Concepts - Consultants from WSP presented the conceptual drawings for the First Street Overlook project being constructed next year.

7. SITUATION UPDATES:

a) COVID-19 Update - **Mayor Scott Anderson** provided an update on the city's response to the COVID-19 pandemic.

- Stevenson City Hall half-wall is being installed.
- Active Covid-19 caseloads are rising quickly in Skamania County.
- Masks and other PPE available at county and Chamber office.
- Additional grant money for businesses is available.
- Meeting attendance restrictions have been extended to January 4th, 2021
- Local businesses and restaurants need support

b) Sewer Plant Update - **Public Works Director Karl Russell** provided an update on the Stevenson Wastewater System and the Compliance Schedule. It appears there may be no

violations of BOD through 2020, and he was congratulated for the achievement.

Mayor Anderson announced a short break at 8:15 p.m.

8. UNFINISHED BUSINESS:

a) Second Reading Ordinance 2020-1168 Regarding 2021 Sewer Rates - City Administrator Leana Kinley presented ordinance 2020-1168 for a second reading.

MOTION to approve ordinance 2020-1168 revising the sewer rates as presented was made by **Councilmember Muth** with a second provided by **Councilmember Weissfeld**.

- Voting aye: **Councilmembers McHale, Weissfeld, Muth, Hendricks**
- Voting nay: None

b) Approve 2021-2022 Interlocal Agreement for Law Enforcement - City Administrator Leana Kinley presented the memo regarding a revised Interlocal Agreement with Skamania County Sheriff's Office for law enforcement services for 2021-2022.

MOTION to approve the interlocal agreement with Skamania County for law enforcement services as presented was made by **Councilmember Muth** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers McHale, Weissfeld, Muth, Hendricks**
- Voting nay: None

9. COUNCIL BUSINESS:

a) Skamania County Prosecuting Attorney Agreement – City Administrator Leana Kinley presented the contract with no changes from last year's agreement.

MOTION to approve the interlocal agreement with Skamania County for Prosecuting Attorney services in 2021 was made by **Councilmember Muth** with a second provided by **Councilmember Hendricks**.

- Voting aye: **Councilmembers Hendricks, McHale, Weissfeld, Muth**
- Voting nay: None

b) Approve Contract with Maul Foster Alongi - Community Development Director Ben Shumaker presented a contract with Maul Foster Alongi in the amount of \$3,000 for preparing the Integrated Planning Grant application.

MOTION to approve the contract with Maul Foster Alongi for preparing the Integrated Planning Grant application for an amount not to exceed \$3,000 was made by **Councilmember Muth** with a second provided by **Councilmember Weissfeld**.

- Voting aye: **Councilmembers McHale, Weissfeld, Muth, Hendricks**
- Voting nay: None

c)*Approve Amendment 2 to Wallis Engineering Development Agreement - Community Development Director Ben Shumaker presented contract amendment 2 with Wallis Engineering for an additional \$20,000 to cover additional reimbursable development review services for existing projects in process and an extension through June 2021 for council consideration.

MOTION to approve the supplemental contract amendment #2 with Wallis Engineering for Development Services in the amount of \$20,000 for a revised total of \$43,500 was made by **Councilmember Muth** with a second by **Councilmember Weissfeld**.

- Voting aye: **Councilmembers Weissfeld, McHale, Muth, Hendricks**
- Voting nay: None

d) Approve Resolution 2020-374 Setting a Date for a Public Hearing on a Road Vacation

City Administrator Leana Kinley requested approval of Resolution 2020-374 setting the date of January 21, 2021 for a public hearing regarding the vacation of a section of city road and easement known as "Iman Cemetery Road."

Following questions at the public hearing held earlier this meeting concerning the No Name road vacation, council decided to table the resolution until February, 2021.

e) Discuss Committee Appointments - Mayor Scott Anderson presented the 2021 draft committee and board appointments for council discussion. No immediate action was needed.

f) Discuss Social Media Conduct - City Administrator Leana Kinley presented the memo regarding social media conduct for council discussion. It was suggested to promote working as a team rather than initiate formal policy changes, and to provide material to new councilmembers that encourage civility and professionalism.

10. INFORMATION ITEMS:

a) Financial Report - City Administrator Leana Kinley presented the Treasurer's Report and year-to-date revenues and expenses through November 2020.

b) Skamania Chamber of Commerce Activities during November 2020.

c) Sheriff's Report - Sheriff's Activity Report within Stevenson city limits for November 2020

d) Stevenson Planning Commission Minutes from the 11/9/20 meeting

e) *Fire Department Report - The Stevenson Fire Department's report for November 2020

f) *Councilmember Matthew Knudsen's resignation letter effective December 9th, 2020.

11. CITY ADMINISTRATOR AND STAFF REPORTS:

a) Karl Russell, Public Works Director - PWD Russell provided information on storm drains, street light replacement, water testing (lead and copper) results, sub-division review, and First Street overlook project. He provided further details on the lead results from triennial water sampling, noting the two tests that exceeded the action level were drawn from older (pre-1984) faucets containing standing water.

b) Ben Shumaker, Community Development Director - The grant for full width paving along First Street was not awarded. Recommendations for water quality testing were received. Downtown parking and extension of public utilities beyond city limits are under discussion.

c) Leana Kinley, City Administrator - Business licensing changes go into effect December 17th, 2020. Moving forward with the work order and asset tracking/maintenance system (Facility Dude) Sending out newsletters with notifications regarding recent lead levels in water results included. Continuing the law enforcement committee was agreed to.

12. VOUCHER APPROVAL:

a)**November 2020 payroll & December 2020 AP checks were audited and presented for approval. November payroll checks 14779 thru 14786 total \$96,235.62 which includes EFT payments. December AP checks 14811 thru 14862 total \$226,167.53 and includes EFT payments and checks. The AP check register with fund transaction summary was attached for review.

MOTION to approve the vouchers as presented was made by **Councilmember Muth** with a second provided by **Councilmember Weissfeld**.

- Voting aye: **Councilmembers McHale, Weissfeld, Muth, Hendricks**
- Voting nay: None

13. MAYOR AND COUNCIL REPORTS: Economic Development Council has approved funding for heaters and covers for restaurants. It is a 2:1 match for new projects. A small grant to the pool was also approved.

14. ISSUES FOR THE NEXT MEETING: None provided

15. ADJOURNMENT - Mayor Anderson adjourned the meeting at 9:35 p.m. He wished everyone a happy holiday.

Scott Anderson, Mayor

Date