



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: December 14th, 2020
SUBJECT: Zoning Code Amendment – Clarifying Pedestrian Safety Setbacks

Introduction

This memo follows up on the Planning Commission recommendation for front setbacks in the R3 Multi-Family Residential District to promote pedestrian safety near driveways. An alternative to the November recommendation has been generated by staff, circulated to the City Council, and independently reviewed by 2 on this commission.

Policy Questions

The policy question related to this topic is summarized below:

- 1) 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 2.

Regulatory Options

The Planning Commission recommendation related to this policy is included in the abridged table below with the 4th table note :

Table 17.15.060-1: Residential Dimensional Standards						
			Minimum Setbacks			
District	Maximum Height of Building	Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R3	35 ft	15 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft

4- A 10 ft setback is allowed on upper levels and allowing flexibility to preserve public safety to allow consideration for a reduced or increased setback as may be deemed necessary by the administrator in the review of project.

The staff alternative modifies the table, table note and adds a definition with figures.

Table 17.15.060-1: Residential Dimensional Standards						
			Minimum Setbacks			
District	Maximum Height of Building	Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R3	35 ft	10-15 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft

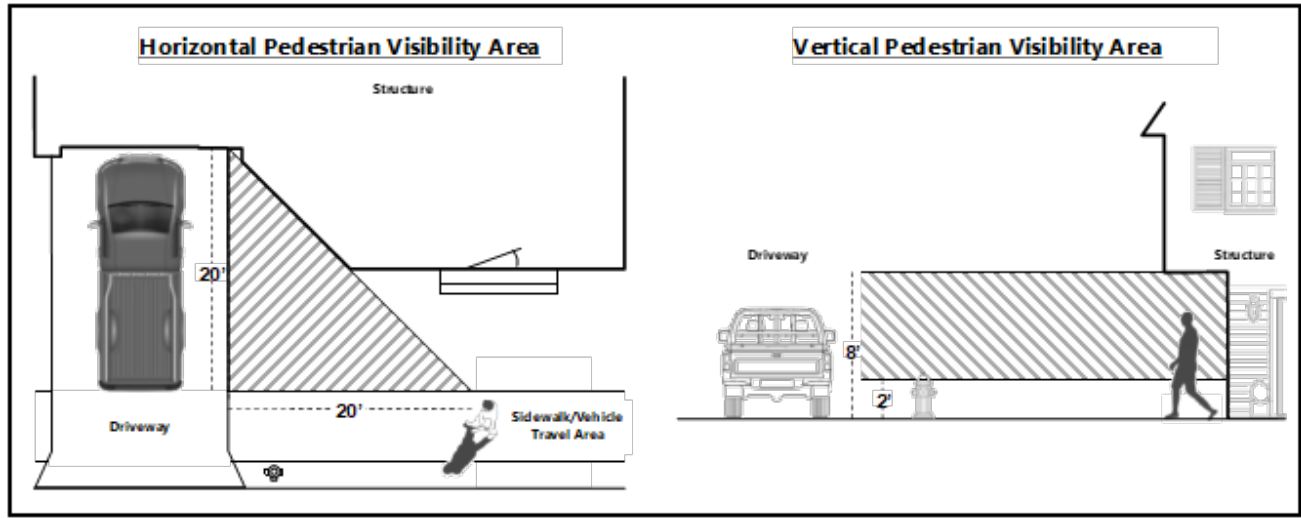
4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

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



Next Steps

The Planning Commission is asked to make a supplemental recommendation on these regulatory options. The recommendation will be transmitted to the City Council at their January meeting when adoption of either of the attachments is possible.

Attachments

1. Draft Ordinance A – Original Recommendation
2. Draft Ordinance B – Recommendation Incorporating Staff Alternative

**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 – 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 3 – 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 special City Council meeting of _____, 2020.

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 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft

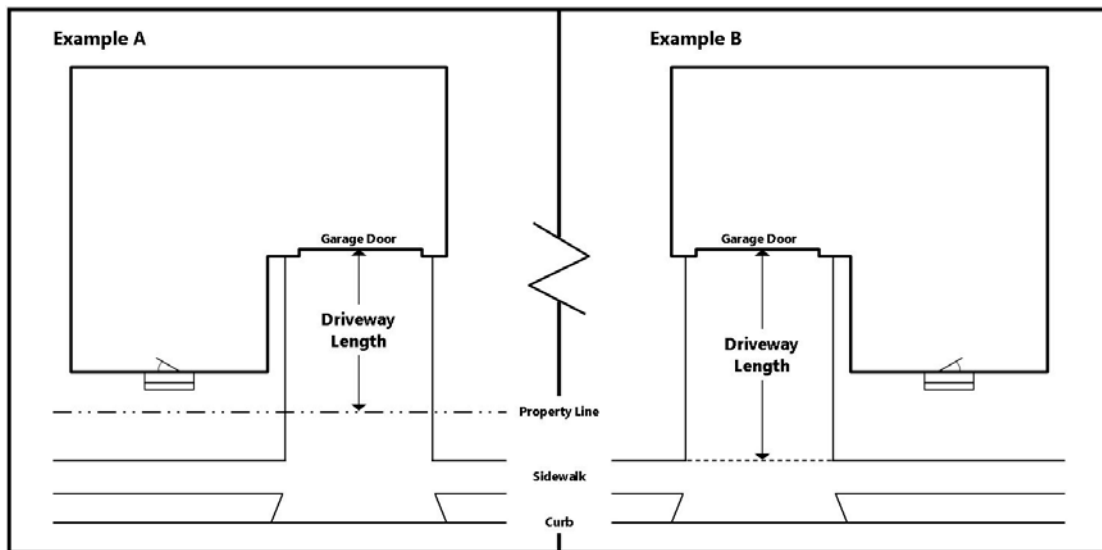
- 1- 5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
- 2- A 10-foot setback is required when adjacent to an R1 or R2 district.
- 3- See also SMC 17.15.130(B)(3).
- 4- A 10 ft setback is allowed on upper levels and allowing flexibility to preserve public safety to allow consideration for a reduced or increased setback as may be deemed necessary by the administrator in the review of project.

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



**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 special City Council meeting of _____, 2020.

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

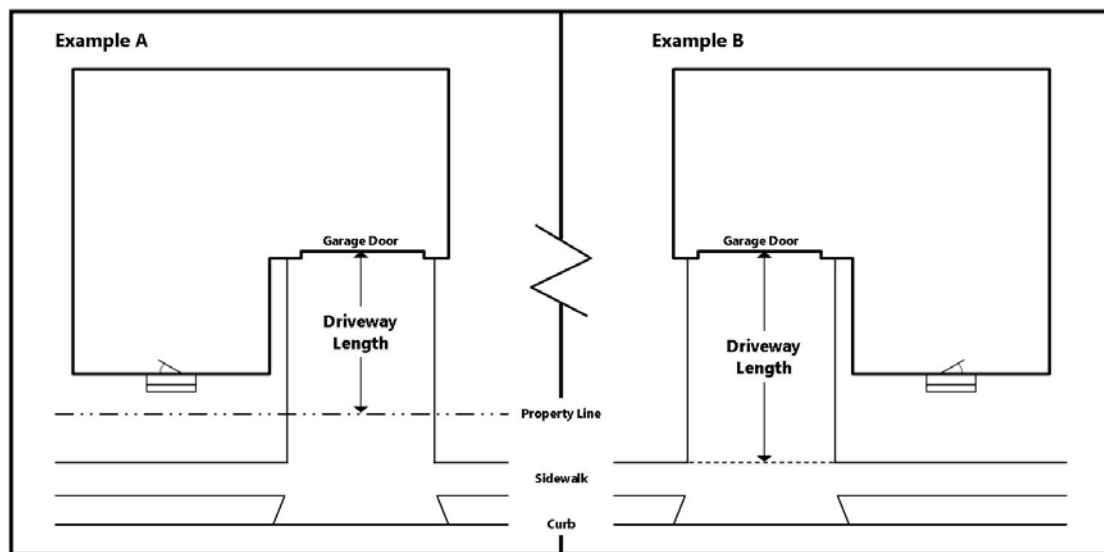
- 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
- 2-A 10-foot setback is required when adjacent to an R1 or R2 district.
- 3- See also SMC 17.15.130(B)(3).
- 4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

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

