

**CITY OF STEVENSON  
RESOLUTION 2019-332**

**ADOPTING FINDINGS OF FACTS SUPPORTING SINGLE FAMILY RESIDENCES IN  
THE C1 ZONE MORATORIUM**

**WHEREAS**, the City Council for Stevenson, Washington approved Single-Family Residences in the C1 Zone Moratorium Ordinance No. 2018-1130 on December 6, 2018; and

**WHEREAS**, the City Council for Stevenson, Washington revised the Moratorium on Single-Family Residences in the C1 Zone with Ordinance No. 2019-1139 on February 21, 2019 to include manufactured and modular homes; and

**WHEREAS**, RCW 35A.63.220 requires a City to conduct a public hearing and adopt Findings of Fact supporting the moratorium within 60 days; and

**WHEREAS**, Single-Family Residences in the C1 Zone Moratorium Ordinance No. 2019-1139 sets forth that a public hearing shall be conducted on March 21, 2019, and, as scheduled, a public hearing was opened at a regular public meeting on that date and the public and staff gave testimony concerning the single-family residences in the C1 zone construction moratorium.

**NOW THEREFORE**, the City Council of the City of Stevenson, Washington, does hereby resolve as follows:

The City Council of the City of Stevenson adopts the following findings of fact:

1. The City has listed in the 2013 Comprehensive Plan to, “consider allowing new single-family development in the downtown area as conditional uses according to specific criteria such as the presence of lot sizes to small to support new commercial uses.”
2. In October 19<sup>th</sup> and 20<sup>th</sup>, 2018 council met and developed a strategic plan which included a goal for the downtown to increase the mixed-use development by 2024.
3. The look and feel of the City’s downtown and waterfront districts are vital to the overall health of the City’s community and residents’ quality of life.
4. Vacant lands within the downtown and waterfront districts are in very short supply.
5. Single-family residences are 50+year investments which could negatively affect the vitality of the City’s downtown economy and quality of life for generations.
6. There are funds set aside in the 2019 budget to develop a downtown plan including a traffic study and design standards.
7. The current C1 zone allows single-family residences and any property owner submitting a complete application for a new single-family residence would be vested to the code at the time of application.

8. The city needs time to adopt reasonable standards for conditional uses in the C1 zone for single-family residences as outlined in the Comprehensive Plan to better protect the character and vitality of the community.
9. Ordinance 2018-1130 did not place a moratorium on the placement of manufactured or modular homes within the C1 zone which can serve the same purpose as a single-family residence.

Passed by a vote of \_\_\_\_\_ at the regular city council meeting of March 21, 2019.

\_\_\_\_\_  
Scott Anderson  
Mayor of Stevenson

\_\_\_\_\_  
Leana Kinley  
Clerk Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenneth B. Woodrich. City Attorney