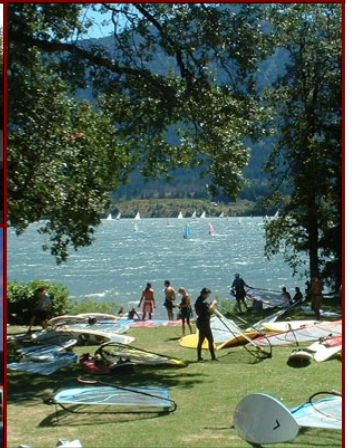
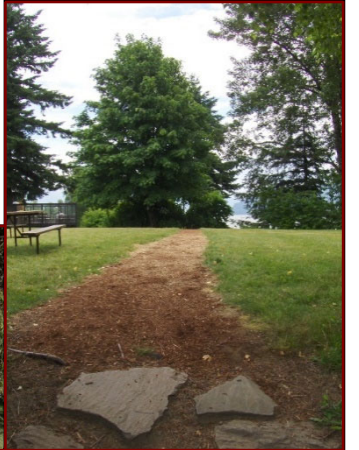


STEVENSON COMPREHENSIVE PLAN

APRIL 7, 2013

AS AMENDED THROUGH MAY 2022



Stevenson Comprehensive Plan

City of Stevenson, Washington

~~Month, Year~~ April 2013
As amended through May 2022

Prepared by:



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Record of Changes

The following changes have been made to the Stevenson Comprehensive Plan since its original adoption in ~~February~~April, 2013.

Change Number	Old Page	New Page	Subject	Adopting Ordinance	Date	Entered By
2022- 01	Cover, i	Cover, i	Date Update	2022-1182	5/19/2022	
01	Global	Global	Header & Footer Update	2022-1182	5/19/2022	
01	iii	iii	Acknowledgement Addition/Reformat	2022-1182	5/19/2022	
01	vii	vii	Date Correction: Record Maintenance	2022-1182	5/19/2022	
01	2	2	Shoreline Master Management Program (SMP) Integration	2022-1182	5/19/2022	
01	8	8	SMP Integration; Typo Correction	2022-1182	5/19/2022	
01	18	18	SMP Integration	2022-1182	5/19/2022	
01	22	22	SMP Integration	2022-1182	5/19/2022	
01	29-31	29-31	SMP Integration	2022-1182	5/19/2022	
01	51-52	51-52	SMP Integration; Redundancy Removal	2022-1182	5/19/2022	
01	95	95	Acronym Addition	2022-1182	5/19/2022	
01	97	97	SMP Definition Addition	2022-1182	5/19/2022	
01	121-124	121-124	Record Maintenance	2022-1182	5/19/2022	
01	127	127	Record Maintenance	2022-1182	5/19/2022	
01	129	129	Record Maintenance	2022-1182	5/19/2022	
01	131-132	131-132	Record Maintenance	2022-1182	5/19/2022	



Natural/Scenic Beauty

Natural/Scenic Beauty represents the look and feel that Stevenson exudes through its natural and built environments. This includes not only the innate scenery coveted throughout the Columbia River Gorge Natural Scenic Area but also the layers of human-created scenery added through architecture, landscaping, transportation infrastructure, and urban development patterns.



Photo Credit: Yamhill County EDC

Healthy Economy

Healthy Economy represents Stevenson’s ability to leverage capital and support the citizen’s individual and collective desires. This includes the promotion and retention of existing businesses, the creation of new jobs, the diversification of economic opportunities, and the financial ability to support taxes benefitting the local community.

Active Waterfront

Active Waterfront represents Stevenson’s utilization of its waterfront assets. This includes the use, restoration, and harmonization of the wide-ranging economic, scenic, recreational, ecological, and residential resource potentials of the [Ashes Lake](#), Columbia River, Rock Cove, and Rock Creek areas.

Together, these Cornerstone Principles provide the starting point from which future policies should begin. The remainder of this comprehensive plan provides a guide intended to take Stevenson from this starting point toward the envisioned endpoint.

Direction for the Future

The Comprehensive Plan is structured to provide clear directions for Stevenson to use on its course toward the future. This first chapter describes the key concepts relating to the beginning and ending points of Stevenson’s journey. The following chapter answers questions about how the Comprehensive Plan helps the City navigate along the way. Chapter 3 then provides the core of the plan itself by setting nine separate goals which are further refined through specific objectives and tactics.

These Cornerstone Principles, Goals, Objectives, Tactics, and Vision all work together as a coherent system. As depicted in Figure 1-2, the four Cornerstone Principles provide both a foundation for future action and guideposts along the journey. The community’s nine Goals are the thread running through, connecting, and tying together each Cornerstone Principle. The Objectives related to each of these Goals ensure that the concepts about where Stevenson should be in the future are turned into present-day actions that actually



Photo Credit: Joanne Grammer



specifically addressed in detail in the current Comprehensive Plan. For this reason area plans can also be viewed as “supplements” to the existing Comprehensive Plan. The City of Stevenson Shoreline Master Management Program, as amended, With Stevenson’s 2013 Comprehensive Plan, the 1975 Skamania County Shoreline Management Program is folded into the Comprehensive Plan ~~and will no longer be used as an area plan and is not considered~~ a stand-alone document.

Strategic Plans

Strategic Plans are developed by the City of Stevenson to address topics that involve more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the process to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan, but are not entirely folded into the plan and still stand alone as documents. Existing Strategic Plans include:

- 1991 City of Stevenson Wastewater Facilities Plan
- 2007 City of Stevenson Water System Plan Update
- 2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan
- Stevenson Capital Facilities Plan

Agency Plans

Agency Plans are developed by agencies outside of the city. In most instances, City staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues in their jurisdictions which have an impact on the City. The goals, objectives, and policies included in these plans are important to the City and assist in guiding land use decisions within City boundaries. These plans exist independently of the Comprehensive Plan and include:

- Management Plan for the Columbia River Gorge National Scenic Area
- Port of Skamania County Comprehensive Scheme of Harbor Improvements
- Skamania County Comprehensive Plan
- Skamania County Parks & Recreation Master Plan
- Skamania County Regional Transportation Plan
- SR 14 Scenic Corridor Management Plan






Private Plans

Private Plans are developed by individuals, businesses, and investors. They typically address specific sites or buildings within or, in select instances, near the City. When the goals and objectives that private entities develop for their sites are not consistent with the City’s goals and objectives, City officials and staff work with these entities to explain the City’s stance and build toward an understanding of whether the private plans or the City plans can be changed in a mutually satisfactory manner.

How will the City Carry Out the Plan?

The City can only move toward its Vision through the continued use, evaluation, and when necessary, amendment to the Comprehensive Plan. In the course of implementing the goals and objectives of the Comprehensive Plan, the City will use much of the diverse array of tools at its disposal. These tools can be classified under three distinct categories: those used when the City undertakes projects,



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.1– Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.						Planning		Ongoing
2.2– Preserve, protect, and enhance the functions and values of ecologically sensitive areas (habitat areas, wetlands) with special consideration given to anadromous fisheries, as required by the Growth Management Act.	<p>2.2-1– Regulate land use within and adjacent to ecologically sensitive areas while allowing for the reasonable use of private property.</p> <p>2.2-2– Consider establishing a funding source to acquire ecologically sensitive areas.</p> <p>2.2-3– Conduct a Urban Area-wide inventory of ecologically sensitive areas.</p> <p>2.2-4– Encourage agreements that will preserve ecologically sensitive areas in appropriate proportions consistent with available resources. Provision of such open spaces should not reduce the density which can be achieved on the site</p> <p>2.2-5– Establish a stream corridor management plan and program.</p> <p>2.2-6– Consider stream corridors for multiple use in conformance with other plans.</p> <p>2.2-7– Regulate the use of fill in stream corridors.</p> <p>2.2-8– Maintain stream corridors in a natural state, preserving tree lines and vegetation wherever possible.</p> <p>2.2-9–Facilitate implementation of the Shoreline Restoration Plan.</p>						Administration & Planning	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.15– Minimize the impacts of abutting conflicting land uses by subjecting the more intensive land use or the site being developed to special site development standards.						Planning		Ongoing
<u>2.16- Establish a Shoreline Master Management Program consistent with the Shoreline Management Act.</u>	<u>2.16-1– Review all proposals for shoreline use for compatibility with the Shoreline Master Management Program.</u> <u>2.16-2– Promote healthy and visually attractive shoreline environments.</u> <u>2.16-3– Review land use policies to ensure consistency with the Shoreline Master Management Program.</u>					Planning	<u>CGIC, County, Port, Property Owners</u>	<u>Ongoing</u>



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.						Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.						Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of powerlines in the downtown commercial area and other areas where views are affected.						Planning & Public Works	Private Utilities, PUD	Short-Term
4.9– Revise sidewalk construction programs to minimize the replacement of street trees.						Public Works		Mid-Range
4.10– Provide better connections between downtown and the waterfront.	4.10-1– Consider converting Russell Street into a pedestrian mall between Second and First streets. 4.10-2– Consider improving sidewalks and street crossings and installing public art and seating areas on Russell Street from downtown to the waterfront.					Planning & Public Works	Port, SBA	Mid-Range
4.11– Consider establishing a Parking and Business Improvement Area to support downtown improvements, such as a rehabilitation grant or loan program for downtown buildings or provision of visitor amenities.						Administration	Chamber, EDC, SBA	Short-Term
Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.								
4A.1– Support development of improved river Enhance shoreline access in the Stevenson area.	4A.1-1– Improve Coordinate waterfront shoreline access and control with erosion control/stabilization through coordinated stabilization programs. 4A.1-2– Support development of a large waterfront					Administration, Planning & Public Works	County, Port, Property Owners, SDA	Short-Term Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.	<p>4A.2-1 – Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.</p> <p>4A.2-2 – Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.2-3 – Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</p>					Administration & Planning	CGIC, Chamber, County, Port, Property Owners, SBA	Short-Term
4A.3– Manage lands abutting the Columbia River and Rock Creek waterfront and shoreline areas for the benefit of the community.	<p>4A.3-1 – Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.</p> <p>4A.3-2 – Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.</p> <p>4A.3-3 – Review land use policies to ensure compliance with the Shorelines Management Master Program.</p> <p>4A.3-4 – Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.3-5 – Enhance Cascade Avenue as the main waterfront street.</p> <p>4A.3-6 – Consider repurposing the Tichenor Building for retail and lodging purposes.</p>					Planning & Public Works	CGIC, County, EDC, Port, Property Owners	Ongoing



	4A.3-7– Encourage development of a landscaping plan for the fairgrounds.							
4A.4– Reduce impediments to attracting waterfront investors.	<p>4A.4-1– Enhance Cascade Avenue as the main waterfront street.</p> <p>4A.4-2– Use various marketing techniques to attract waterfront investors, such as a “Come on in, the water’s fine” slogan.</p> <p>4A.4-3– Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</p>					Administration, Public Works & Planning	CGIC, Chamber, County, EDC, Port, Property Owners, SBASDA	Short-Term Ongoing
OBJECTIVE		CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4A.5– Consider repurposing the Tichenor Building for retail and lodging purposes.						Planning	EDC, Port	Long-Term
4A.6– Encourage development of a landscaping plan for the fairgrounds.						Planning	County	Ongoing
4A.7– Support development of a large waterfront gathering place, such as a amphitheater for community events.						Administration	Port, SBA	Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.6– Provide pathways and trails that highlight Stevenson’s recreational, historical, and commercial sites.	9.6-1– Use stream corridors as part of a parkway or greenway concept. 9.6-2– Connect the parks and trails of the City, its partner agencies, and private entities. 9.6-3– Include nature walks, scenic vistas, and connections to forests in the system of pathways.					Public Works		Ongoing
9.7– Develop a balanced system of recreation facilities, lands and programs that meets the recreation needs of residents and visitors alike.	9.7-1– Develop small parcels of land resulting from urbanization as mini-parks or landscaped areas. 9.7-2– Facilitate and encourage the installation of lights and other improvements at the Hegewald Skateboard Park. 9.7-3– Facilitate and support the development of major community recreation facilities for citizens, such as expanding the pool activity center, providing covered pavilion spaces, developing a youth center, and other spaces for recreation, physical fitness, and wellness classes.					Administration		Ongoing
9.8– Promote Stevenson’s recreational opportunities through media such as websites, brochures, and signage.						Administration		Ongoing
9.9– Protect Rock Cove to improve habitat, water quality and ambiance.						Planning		Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.10– Facilitate and support appropriate development and services for the Rock Creek and Rock Cove lands.	9.10-1– Facilitate and encourage recreational activities in the Rock Creek and Rock Cove area, such as access for small watercraft. 9.10-2– Encourage relocation of the County shops at Rock Creek. 9.10-3– Encourage rehabilitation and/or repurposing of the Grange. 9.10-4– Protect, F facilitate and encourage enhancement of Rock Cove 's habitat, water quality, and ambiance.					Administration & Planning		Ongoing



Appendix B– Glossary of Terms

As used in this plan, the words below have the meaning given here unless the context clearly dictates otherwise.

Abbreviations & Acronyms

- BNSF**—Burlington Northern Santa Fe Railroad
CGHA—Columbia Gorge Housing Authority
CGIC—Columbia Gorge Interpretive Center
DSHS—Washington Department of Social and Health Services
EDC—Skamania County Economic Development Council
FEMA—Federal Emergency Management Agency
FoG—Friends of the Gorge
FVRL—Fort Vancouver Regional Library District
ODOT—Oregon Department of Transportation
SBA—Stevenson Business Association
SDA—Stevenson Downtown Association
SCSD—Stevenson-Carson School District
SPAF—Skamania Performing Arts Foundation
USFS—United States Forest Service
USPS—United States Postal Service
WsDOT—Washington Department of Transportation

Words & Phrases

- Acquire**— To take possession of through the City’s own funds, efforts, or actions.
- Community Asset**— An individual, group, or institution present in the city, county, or region capable of adding insight or value to City programs, projects, or activities. “Community Assets” are typically not directly associated with City government and include entrepreneurs, investors, businesses, and non-profit agencies.
- Cluster Analysis**— A study whereby economic opportunities and competitive advantages are identified through the comparison of a region’s existing industrial mix to similar regions. Identification of such opportunities and advantages can then be used to target economic development and business attraction strategies in an effective manner.
- Consider**— 1) To think carefully about, especially in order to make a decision; 2) To bear in mind as a possible or acceptable course of action. When used in conjunction with another verb, an Objective or Tactic should be viewed as an optional course of action rather than a directive.



Words & Phrases, Continued

Planning Period— 2013 through 2032.

Provide— 1) To take measures with due foresight; 2) To make available, supply, or furnish a facility, opportunity, or service.

Regulation— A rule or law prescribed by a governmental authority, usually the City Council.

Rock Creek and Rock Cove Lands— All those lands located between Rock Creek Drive and Highway 14.

Shoreline Management Program or SMP— The comprehensive suite of analyses, visions, goals, policies and regulations adopted by the City in accordance with the Shoreline Management Act (RCW 90.58). The Shoreline Management Program includes the similarly named, though more specific, Shoreline Master Plan. Unless the context clearly dictates otherwise, the phrases Shoreline Management Plan, Shoreline Master Plan, Shoreline Master Program and pluralized versions thereof should be interpreted as references to the overall program.

Standard— A regulation or criterion that must be complied with or satisfied. "Standards" have a higher level of regulatory intent than "Guidelines," and are applied to all actions or proposals of a prescribed category.

Stevenson Urban Area— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

Such As— A qualifier used to indicate a concept that could be prioritized for action.

Support— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. "Support" differs from "Encourage" in that it should be more often, though not always, taken to mean financial support.

Urban Reserve— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

Use— To put into service for some practical or profitable purpose. The term "Utilize" is sometimes used interchangeably with "Use".



APPENDIX E–Implementation & Monitoring

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation.

Ongoing Priorities			
Building Department	City Administration	Planning Department	Public Works Department
1.3	1.1, 1.1-1	1.3	1.3
2.12	1.2, 1.2-1	1.5	2.10, 2.10-1
2.14	1.3	1.6, 1.6-1	2.14
8.1	1.4	1.7, 1.7-1	4.7
-	1.6, 1.6-1	2.1	<u>4A.1, 4A.1-1, 4A.1-2</u>
-	1.8, 1.8-1	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.3, 4A.3- 14 , 4A.3- 25 , 4A.3- 36 , <u>4A.3-7</u>
-	1.10	2.10, 2.10-1	6.6
-	1.11	2.11	7.2
-	1.13	2.12	7.6, 7.6-1, 7.6-2
-	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	2.14	7.8
-	2.14	2.15	7.11
-	3.4, 3.4-1	<u>2.16, 2.16-1, 2.16-2, 2.16-3</u>	8.1
-	3.5, 3.5-1	3.5, 3.5-1	8.3
-	4.4	3.7, 3.7-1, 3.7-2	8.7
-	<u>4A.1, 4A.1-1, 4A.1-2</u>	3.8, 3.8-1	8.9, 8.9-1, 8.9-2
-	<u>4A.4, 4A.4-2, 4A.4-3</u>	4.3, 4.3-1, 4.3-2, 4.3-3, 4.3-4	8.10
-	5.2, 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5	<u>4A.1, 4A.1-1, 4A.1-2</u>	8.11
-	5.3, 5.3-1, 5.3-2	<u>4A.4, 4A.4-2, 4A.4-3</u>	8.15
-	5.4	4.5	8.16
-	5.5	4A.3, 4A.3- 14 , 4A.3- 25 , 4A.3- 36 , <u>4A.3-7</u>	9.3



Short-Term Priorities

Building Department	City Administration	Planning Department	Public Works Department
-	1.9	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8, 2.2-9	1.17, 1.17-1, 1.17-2, 1.17-3
-	1.14	2.4, 2.4-1, 2.4-2	4.8
-	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8	2.6, 2.6-1, 2.6-2, 2.6-3, 2.6-4	4A.1, 4A.1-1
-	3.6	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.4, 4A.4-1, 4A.4-2
-	4.6	2.8, 2.8-1	4A.8
-	4.11	2.9, 2.9-1, 2.9-2	6.8
-	4A.2, 4A.2-1, 4A.2-2, 4A.2-3	3.1	7.1, 7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5
-	4A.4, 4A.4-1, 4A.4-2	3.2, 3.2-1, 3.2-2	7.7
-	5.1, 5.1-1, 5.1-2, 5.1-3	3.3, 3.3-1	7.9
-	8.5	3.6	7.12, 7.12-1
-	9.1, 9.1-1	4.2, 4.2-1	7.13 8.5 8.12, 8.12-1 8.17, 8.17-1, 8.17-2
-	-	4.8	8.5
-	-	4A.2, 4A.2-1, 4A.2-2, 4A.2-3	8.12, 8.12-1
-	-	4A.4, 4A.4-1, 4A.4-2	8.17, 8.17-1, 8.17-2
-	-	5.1, 5.1-1, 5.1-2, 5.1-3	-

Mid-Range Priorities

-	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	2.3, 2.3-1, 2.3-2, 2.3-3, 2.3-4
-	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	1.15, 1.15-1, 1.15-2, 1.15-3	4.9
-	6.5	1.16, 1.16-1, 1.16-2	4.10, 4.10-1, 4.10-2



Mid-Range Priorities, Continued

Building Department	City Administration	Planning Department	Public Works Department
-	8.13-1	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	7.3, 7.3-1, 7.3-2
-	8.20	2.13, 2.13-1	7.4, 7.4-1, 7.4-2
-	9.4	4.1, 4.1-1, 4.1-2	7.5
-	-	4.10, 4.10-1, 4.10-2	9.5, 9.5-1, 9.5-2, 9.5-3
-	-	5.9	-
-	-	9.5, 9.5-1, 9.5-2, 9.5-3	-
-	-	9.9	-

Long-Term Priorities

-	4A.7	4A.5	7.10
	9.2, 9.2-1, 9.2-2, 9.2-3	9.2, 9.2-1, 9.2-2, 9.2-3	-



APPENDIX F–Policies Dropped from Consideration

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished ~~as a result of the 1984 Plan~~. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers. This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. Policy ies numbers not carried over from the 1984 Plan are referenced in bold.

Dropped Policies

GOAL 1

Provide increased publicity to the community regarding decisions and events affecting the city. (3.8-4)	Provide a clean, visually attractive community with a small-town atmosphere. (1-3)
Increase community pride. (1-2)	Develop and improve educational opportunities. (1-8)
Explore funding opportunities for schools, including a levy and other fundraising activities.	Explore opportunities for alternative schools.
Promote opportunities for agricultural education.	Investigate educational programming during the summer.
Assure a balance between safety and ease of access for school locations. (3.5-4)	Encourage development of school lands and lands adjacent to schools to minimize the negative impact on each. (3.5-2)
Encourage the use of schools as an integral part of the community by making joint agreements with the School District to allow community use of school facilities. (3.5-6)	Minimize the costs of schools and parks by joint location, acquisition, and the use of sites for both schools and parks. (3.5-3)

GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. (2.1-1a)	Manage ecologically and scientifically significant areas for the benefit of the community. (2.1-1d)
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. (2.2.2-6)	Manage lands with significant native vegetation for the benefit of the community. (2.1-1c)
Map major drainageways. (2.2.2-1)	Manage lands that provide community identity and act as buffers for the benefit of the community. (2.1-1f)
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. (2.3-2)	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. (2.3-3)
Contain future urban development within the limits of the urban growth boundary. (4.2-1)	Use parks and open space to shape and delineate urban development. (3.4.1-2)



Dropped Policies

GOAL 4A

Coordinate riverfront planning activities with Skamania County and the Port of Skamania County. (5.5-4)	Follow shorelines regulations when evaluating proposed new uses. (4.5-5/4.6.1-4)
Enhance Cascade Avenue, including the rehabilitation of underutilized structures.	Develop design guidelines that enable year-round enjoyment of the downtown waterfront.
Redevelop the Co-Ply site for employment uses.	Explore opportunities for waterfront redevelopment.
Redevelop the Co-Ply site as a community gathering place.	Encourage development of a commercial marina facility and improved river access in the Stevenson area. (3.3.9-1)
<u>4A.1– Support development of improved river access in the Stevenson area.</u>	<u>4A.1-1– Improve waterfront access and control erosion through coordinated stabilization programs.</u>
<u>4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.</u>	<u>4A.2-1– Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.</u>
<u>4A.2-2– Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</u>	<u>4A.3– Manage lands abutting the Columbia River and Rock Creek for the benefit of the community.</u>
<u>4A.3-1– Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.</u>	<u>4A.3-2– Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.</u>
<u>4A.3-3– Review land use policies to ensure compliance with the Shorelines Management Master Program.</u>	<u>4A.7– Support development of a large waterfront gathering place, such as a amphitheater for community events.</u>

GOAL 5

Encourage the use of local resources in the development of industries for Stevenson to assure tax base stability, utilizing information programs, site improvement, and cooperative development projects. (5.4-3)	Investigate and evaluate tax incentives and adopt those that are most suitable to encourage commercial and light industrial growth and community development in Stevenson. (5.1-4)
Encourage the provision of professional services no lacking in the community. (5.1-2)	Coordinate economic planning and development with industrial development at the Port of Skamania County. (5.5-4)
Encourage the expansion of the economic base to include local seasonal or permanent jobs from small industries. (5.1-1b)	Remove barriers to development, such as expediting the permitting process.
Identify and promote what Stevenson has to offer to make it competitive with other Gorge community [sic] to attract industry and commerce. (5.4-2)	Discourage heavy industrial use in the Rock Creek area and Stevenson Lake. (4.6.1-1)

GOAL 6

Encourage expansion of the economic base to include tourist and hospitality support facilities (including hotels, convention centers, restaurants, and tourist-oriented shops) related to Bonneville Dam and the increasing interest in the Columbia River Gorge. (5.1-1a)	Encourage recreation and tourist facilities that capitalize on the scenic aspects of Stevenson to create a positive impression for visitors and residents (i.e. park at tourboat landing and scenic walkway from waterfront to Rock Creek Falls). (5.3-4)
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Dropped Policies

GOAL 6, Continued



Develop programs to draw tour boat tourists into downtown, such as volunteer greeters, wayfinding signage and free transportation.	Establish a vanpool and/or carpool to provide access to outdoor recreation amenities (camp sites, waterfalls, trails, sno parks, etc.)
Develop ways to capitalize on recreation and support services, tourist information, and reasons to come to Stevenson. (5.3-1)	Promote Stevenson as “Washington’s Gateway to the Gorge.”

GOAL 7

Design local streets to discourage through traffic. (3.3.2-2)	Periodically review the need for a transit system. (3.3.6-1)
Require generators of high volumes of traffic to provide adequate parking. (3.3.3-4)	Minimize on-street parking outside the downtown commercial area. (3.3.3-2)
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. (3.3.4-1)	Require safe, convenient, and direct walkways within the City. (3.3.5-1)

Dropped Policies

GOAL 7, Continued

Design local streets to discourage through traffic. (3.3.2-2)	Periodically review the need for a transit system. (3.3.6-1)
Require generators of high volumes of traffic to provide adequate parking. (3.3.3-4)	Minimize on-street parking outside the downtown commercial area. (3.3.3-2)
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. (3.3.4-1)	Require safe, convenient, and direct walkways within the City. (3.3.5-1)
Give special consideration in the design of the transportation system to people who have limited choice in obtaining private transportation. (3.3.1-3)	Require adequate setbacks along major streets to accommodate pedestrian ways to reduce the negative aspects of development. (5.2-3)
Use circumferential routing with controlled access and adequate setbacks for through traffic. (3.3.2-1)	Encourage provision of a safe, convenient, commercial bus stop with waiting space. (3.3.6-2)
Periodically review the need for commercial air services. (3.3.8-1)	

GOAL 8

Encourage recycling of solid waste. (3.2.2-2)	Maintain the high standard of water service. (3.2.1-3)
Develop ways to minimize the high cost of the water and sewer services. (3.2.1-3)	Provide urban services to implement community land use policies. (3.1-1)
Identify geothermal resources and plan for resource development and utilization in cooperation with local, state, and regional agencies. (3.2.3-2)	Provide medical services for seniors.

GOAL 9

Investigate the feasibility and benefits of developing an indoor ice arena.	Develop a maintenance program for parks and recreational lands and facilities. (3.4.1-8)
Create and maintain a balanced system of recreation lands and facilities that meets the recreation needs of all people, conserves energy, and enhances the rural character of the community. (3.4.1-1)	Inventory, plan for, and preserve open space and recreational resources. (3.4.1-4)
Develop and improve recreational opportunities. (1-8)	<u>9.9- Prrotect Rock Cove to improve habitat, water quality and ambiance</u>