



City of Stevenson

Planning Department

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TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: February 8th, 2021
SUBJECT: Urban Reserve

Introduction

This memo provides information from the City's Comprehensive Plan related to the Urban Reserve concept appearing in several areas. Staff hopes this information will help each Planning Commissioner frame their thoughts on the upcoming Zoning Map Change discussions.

Urban Reserve-What is it?

In its introduction to the Future Land Use Map (page 53), the Stevenson Comprehensive Plan describes the Urban Reserve area as follows:

"An area within which future development and extension of municipal services are contemplated but not imminent. Existing uses, particularly vacant lands and very low density single-family housing, coexist with uses otherwise characteristic of more rural areas. Further development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur. Urban Reserve areas may be subcategorized to anticipate any other land use designation described below and may be changed to such designations without amending the plan when adequate municipal services are provided."

This introduction draws directly from the Comprehensive Plan's glossary (page 97):

"An area within which future development and extension of municipal services are contemplated but not imminent. Existing uses, particularly vacant lands and very low density single-family housing, coexist with uses otherwise characteristic of more rural areas. Further development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur."

Urban Reserve-Why Have it?

Several goals, objectives, and tactics of the Comprehensive Plan buttress the need for Urban Reserve areas:

Goal 2- "Development within the Stevenson Urban Area wisely considers the long-term interests of the community."

- 2.1** Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.
- 2.7** Periodically review and revise the Future Land Use and Zoning maps to accommodate changes in community needs.
 - 2.7.1** Consider designating areas not served by the public sewer and/or water systems as an "urban reserve" until such systems are made available.
 - 2.7.2** Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts.

- 2.7.3 Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing.
- 2.7.4 Consider redesignating lands currently designated for industrial use which are unlikely or undesirable to be developed for such uses.
- 2.7.5 Consider location and suitability of land for urban uses and established need when designating Future Land Uses and Zoning districts.

2.9 Encourage the establishment of a subarea plan and land use regulations within the unincorporated Urban Area.

- 2.9.1 Encourage maintaining forest and farm uses within the unincorporated Urban Area.
- 2.9.2 Discourage development within the unincorporated Urban Area until suitable land within the City has been developed.
- 2.9.3 Ensure the highest and best use of riverfront properties within the unincorporated Urban Area by protecting them from development and redevelopment until urban utilities and services can be provided.

2.10 Use the type, location, and phasing of public facilities as a factor to guide urban expansion.

2.10.1 Manage urbanization through the expansion of public infrastructure such as the sewer and water systems.

2.12 Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.

2.13 Establish standards for urban development that encourage mixtures of land uses and intensities.

2.13.1 Consider establishing incentives and/or special standards for infill projects.

Goal 5: "Stevenson supports businesses that employ its residents and meet community needs."

5.5 Facilitate and support provision of adequate utility, transportation, and communications infrastructure to meet the needs of Stevenson's business community.

5.8 Preserve lands designated for industrial use for that use, protect them from incompatible uses, and ensure access to good infrastructure.

5.8.1 Consider the feasibility and benefits of establishing industrial areas along Ryan Allen Road near the garbage transfer station.

5.8.2 Consider regional tax sharing programs as an alternative to developing industrial land in Stevenson.

Goal 8: "Reliable utilities and convenient services fulfill the needs of the current and future community."

8.8 Base the provision of future public facilities and utilities upon financial cost and adequacy of desired levels of service.

8.8.1 Consider providing public facilities and utilities in advance of need.

8.8.2 Coordinate urban development with private utility agencies to ensure the availability of services when needed.

8.8.3 Continue to provide water and sewer services within the Urban Area.

8.9 Manage urbanization through the expansion of the sewer system.

8.9.1 Permit septic systems only when provision of sewer services is technically infeasible within the planning period.

8.9.2 Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.

Urban Reserve-Where is it?

The Urban Reserve appears on the Comprehensive Plan's Future Land Use Map 7 distinct areas:

A-Urban Reserve High Intensity Trade- Two areas bear this designation. The first is southwest of city limits and south of SR 14 at the old Co-Ply Mill site. The second is north of city limits between Ryan Allen Road and Rock Creek near the Stevenson Transfer Station. Both areas lack sewer services. The Co-Ply site lacks water service.

B-Urban Reserve Low Intensity Trade- Two areas bear this designation. The first is southwest of city limits and north of SR 14 adjacent to Skamania Lodge. The second is southeast of city limits, between SR 14 and the Columbia River. Both areas lack water and sewer services.

C-Urban Reserve High Density Residential- Three areas bear this designation. The first is entirely within city limits near Foster Creek Road and Ryan Allen Road. The area is served by the public water but not the sewer system. The second includes areas within and outside of City limits extending from approximately City Hall to locations above Simmons Road and near the upper intersection of Loop Road and Maple Way. This area lacks sewer service. Water service is available within city limits and at some homes outside of city limits. The upper boundary of this area approximately coincides with the elevation where water service is possible from the City's uppermost reservoir. The third area is also within and outside of city limits and centered on East Loop Road near Major Street and Button Road. Water services is available to the area, but sewer service is lacking. The upper boundary of this area approximately coincides with the elevation where water service is possible from the City's uppermost reservoir. The lower boundary of this area is approximately based on the area that could be served by a gravity sewer system.

Urban Reserve-How has it been implemented?

The Urban Reserve concept has been incorporated into the following, incomplete, list of actions:

- **2014-** Sunstone One Subdivision. Developer-led. The property, currently located in the SR Suburban Residential District and the western Urban Reserve High Density Residential area is granted preliminary plat approval. The approval allows creation of lots at the smaller, R1 Single-Family Residential District density. The approval is contingent on a Zoning Map change pursued under SMC 17.48-Intent to Rezone. The rezone itself is contingent on the extension of a public sewer line.
- **2017-** Residential Planned Unit Development Ordinance. City-led. This ordinance allows a great deal of flexibility and expedited timelines for land divisions. One prerequisite for properties is the connection to the public water and sewer systems.
- **2018-** Sewer Connection Ordinance. City-led. This ordinance reaffirmed requirement which had been in place since 1972. All developments within 300 feet of a public sewer system are required to connect to the system unless the City Council grants a site-specific waiver.
- **2017 & 2019-** Stevenson General Sewer Plan and Water System Plan. City-led. The capital improvement projects identified in these plans are intended to align with one-another, calling for immediate improvements and extension of the sewer system in areas already served by water. Longer-term improvements are identified such the systems can then be extended together to unserved areas. For example, the Water System Plan delays consideration of new higher-level reservoir until at least 2030. During this time, the General Sewer Plan identifies several sewer extensions unserved such as Frank Johns and Ryan Allen roads.
- **2019-** Water Service Connection Ordinance. City-led. This ordinance requires all premises to connect to the public water system unless the City Council grants a site-specific waiver.
- **2021-** Sewer Main D Extension- City-led. The City is finalizing design of a sewer line extension from City Hall to the intersection of Frank Johns Road. The ~1,000' extension will allow connection where existing septic system failures are expected and permit in-fill development on vacant properties. Construction of the system may be completed as early as 2022.



Goal 2– Urban Development



“Development within the Stevenson Urban Area wisely considers the long-term interests of the community.”






From the banks of the Columbia River to timbered foothills; from a heavily travelled main street to seldom-seen clusters of housing, the Stevenson Urban Area offers opportunities and challenges for future expansion, redevelopment and improvement. This Goal emphasizes Stevenson’s ability to welcome new residents and businesses while integrating them into the diverse ecological and urban environments characteristic of the area.

The Urban Area boundary established by the Columbia River Gorge National Scenic Area places strict limits on Stevenson’s ability to expand, effectively creating an island of limited land base. Simultaneously, the Scenic Area’s own restrictions on the types and intensities of uses allowed outside of Urban Areas turns Stevenson into a target for industrial, commercial, and higher density residential development. In developing the actions leading to the fulfillment of this Goal, the City gave special consideration to the dynamics of these unique forces.

Welcoming these changes is not without its challenges. Much of the vacant land close to the urban core has been left vacant due to the presence of development constraints such as wetlands or steep slopes. Development of the vacant lands on the periphery is hindered by the presence of similar constraints and made more difficult by the lack of existing urban services.

The issue, however, is when, where, and how development should occur and not whether it should happen. Stevenson can fulfill its role as a target, as an island, and as a place for residents and visitors to live, work, and play. Development meeting these needs can be compatible with the natural features and resources of the area through orderly, efficient, healthy, pleasant, and smart growth. The Objectives and Tactics below focus on balancing economic forces of growth and change with the important functions and values of the natural environment, managing land use, and enhancing the natural and scenic qualities of Stevenson.



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.	2.2-1– Regulate land use within and adjacent to ecologically sensitive areas while allowing for the reasonable use of private property. 2.2-2– Consider establishing a funding source to acquire ecologically sensitive areas. 2.2-3– Conduct a Urban Area-wide inventory of ecologically sensitive areas. 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 2.2-5– Establish a stream corridor management plan and program. 2.2-6– Consider stream corridors for multiple use in conformance with other plans. 2.2-7– Regulate the use of fill in stream corridors. 2.2-8– Maintain stream corridors in a natural state, preserving tree lines and vegetation wherever possible.		   		Administration & Planning		Short-Term	

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			

Goal 2– Urban Development

















<p>2.3– Establish a vegetation conservation and management plan and program for all areas of the city. The program should provide for the replacement, planting, preservation, and maintenance of trees and native vegetation.</p>	<p>2.3-1– Prefer, preserve, and encourage the use of native vegetation on City-owned land. 2.3-2– Educate property owners on the benefits of trees and native vegetation. 2.3-3– Establish design standards for land divisions to minimize removal of trees and native vegetation. 2.3-4– Establish design standards for land divisions requiring new plantings when trees and/or native vegetation are removed.</p>					<p>Public Works</p>		<p>Mid-Range</p>
<p>2.4– Establish landscaping standards and guidelines.</p>	<p>2.4-1– Consider establishing landscaping standards in heavily travelled and commercial, industrial, and recreational areas. 2.4-2– Consider developing landscaping guidelines for residential areas.</p>					<p>Planning</p>		<p>Short-Term</p>
<p>2.5– Manage outstanding scenic views and sites for the benefit of the community.</p>	<p>2.5-1– Consider acquiring highly prized scenic areas or viewsheds. 2.5-2– Establish design standards for land divisions to preserve scenic views. 2.5-3– Consider regulating building heights, tree plantings, and aboveground utility lines within scenic viewsheds. 2.5-4– Encourage agreements that will preserve scenic areas in appropriate proportions consistent with available resources. Provision of such scenic spaces should not reduce the density which can be achieved on the site.</p>					<p>Administration & Planning</p>		<p>Mid-Range</p>



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.6– Protect public and private property and human safety from hazards such as critical aquifer pollution, frequent floods, geological hazards, and fire.	2.6-1– Establish development standards for lands known to have severe limitations. 2.6-2– Establish development standards for flood plains to minimize flood hazard vulnerability. 2.6-3– Establish standards for the Rock Creek slide to minimize soil movement. 2.6-4– Establish development standards to ensure safety near gas pipelines.					Planning		Short-Term
2.7– Periodically review and revise the Future Land Use and Zoning maps to accommodate changes in community needs.	2.7-1– Consider designating areas not served by the public sewer and/or water systems as an “urban reserve” until such systems are made available . 2.7-2– Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts. 2.7-3– Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing. 2.7-4– Consider redesignating lands currently designated for industrial use which are unlikely or undesirable to be developed for such uses. 2.7-5– Consider location and suitability of land for urban uses and established need when designating Future Land Uses and Zoning districts.					Administration & Planning		Ongoing
2.8– Establish policies to review annexation proposals.	2.8-1– Prefer annexation of developed areas abutting the city.					Planning		Short-Term

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			

Goal 2– Urban Development

<p>2.9– Encourage the establishment of a subarea plan and land use regulations within the unincorporated Urban Area.</p>	<p>2.9-1– Encourage maintaining existing forest and farm uses within the unincorporated Urban Area. 2.9-2– Discourage development within the unincorporated Urban Area until suitable land within the City has been developed. 2.9-3– Ensure the highest and best use of riverfront properties within the unincorporated Urban Area by protecting them from development and redevelopment until urban utilities and services can be provided.</p>					Planning	County	Short-Term
<p>2.10– Use the type, location, and phasing of public facilities as a factor to guide urban expansion.</p>	<p>2.10-1– Manage urbanization through the expansion of public infrastructure such as the sewer and water systems.</p>					Planning & Public Works		Ongoing
<p>2.11– Manage lands bordering the National Scenic Area boundary to ensure habitat and recreational connectivity.</p>						Planning		Ongoing
<p>2.12– Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.</p>						Building & Planning		Ongoing
<p>2.13– Establish standards for urban development that encourage mixtures of land uses and intensities.</p>	<p>2.13-1– Consider establishing incentives and/or special standards for infill projects.</p>					Planning		Mid-Range
<p>2.14– Ensure development review processes are prompt, predictable, open, and uncomplicated.</p>						All Departments		Ongoing

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





Goal 5– Business & Industry



“Stevenson supports businesses that employ its residents and meet community needs.”

The mix of businesses and industries in Stevenson ranges from creative, locally-owned establishments, to regionally-respected firms, to nationally-recognized institutions. These businesses employ and serve Stevenson’s residents and contribute to the positive atmosphere of Stevenson’s commercial and industrial areas. This Goal seeks to contribute to the success of existing businesses, develop new economic opportunities, and ensure that the local business community remains a healthy component of Stevenson’s overall vitality.

Making productive use of Stevenson’s existing people, facilities, and resources is particularly important to the city’s economic future. This includes building on the forest industries so important to Stevenson’s early development, the high tech industries thriving in the region, and other as-yet unidentified resources which will put Stevenson on the cutting edge of the economic future of the Gorge and Pacific Northwest.

While the City recognizes the limited role government has in business conduct, it also recognizes the importance of businesses to the citizens, residents, and visitors. The Objectives and Tactics that will advance the City toward its economic goals seek to create an accommodating economic environment through consistent dialogue with the business community, support of targeted economic growth and diversity programs, and provision of appropriate land, facilities, infrastructure and services.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 5– Business & Industry								
5.1– Establish an economic program and strategy to support development of a healthy, diversified economy which will provide local employment and support for businesses and services.	<p>5.1-1– Provide areas and incentives for development of non-polluting, light industrial activities.</p> <p>5.1-2– Designate additional areas for various types of industrial activity as needs change and demand develops. The designations should ensure the viability of and compatibility with surrounding properties.</p> <p>5.1-3– Consider establishing incentives for development that meets the City’s economic development and diversification goals and objectives.</p>					Administration & Planning	Chamber, County, EDC, MCEDD, Port, SBA	Short-Term
5.2– Attract businesses that provide family-wage jobs to start-up, expand or locate in Stevenson.	<p>5.2-1– Support establishment of a recruitment program to attract industry to Stevenson.</p> <p>5.2-2– Survey citizens to determine what additional services they need.</p> <p>5.2-3– Facilitate and support business incubators, mentoring programs, and other strategies to assist start-up businesses.</p> <p>5.2-4– Attract development of industries and companies that relate to existing local resources, such as the forestry and natural resource industries of the area.</p> <p>5.2-5– Conduct a cluster analysis to determine which businesses and industries would supplement and benefit from the industries currently in the region.</p>					Administration	Chamber, EDC, Port, SBA	Ongoing

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 5– Business & Industry								
5.3– Establish strategies to retain and grow existing businesses.	5.3-1– Conduct an annual inventory of local businesses. 5.3-2– Periodically survey local businesses to understand how the City can support their success and growth.					Administration	Chamber, EDC, Port, SBA	Ongoing
5.4– Support networking opportunities such as the “Chamber Breaks.”						Administration	Chamber	Ongoing
5.5– Facilitate and support provision of adequate utility, transportation, and communications infrastructure to meet the needs of Stevenson’s business community.						Administration	County, EDC	Ongoing
5.6– Support the development of industrial lands and buildings.						Administration	Count, EDC, Port	Ongoing
5.7– Promote Stevenson’s local resources and amenities (e.g., low energy costs, fiber optics) and location near the I-5, I-84, and railroad corridors to attract industry and commerce to ensure tax base stability.						Administration	Chamber, EDC, Port, SBA	Ongoing
5.8– Preserve lands designated for industrial use for that use, protect them from incompatible uses, and ensure access to good infrastructure.	5.8-1– Consider the feasibility and benefits of establishing industrial areas along Ryan Allen Road near the garbage transfer station. 5.8-2– Consider regional tax sharing programs as an alternative to developing industrial land in Stevenson.					Planning	EDC, Port	Ongoing
5.9– Establish standards for industrial land use to encourage nonpolluting, environmentally safe, light industries.						Planning	EDC, Port	Mid-Range



Goal 8– Utilities & Services



“Reliable utilities and convenient services fulfill the needs of the current and future community.”












City governments exist to serve their citizens. This Goal of the Comprehensive Plan emphasizes the aspects by which the City can serve its citizens through proper management and provision of utility services.







The City of Stevenson provides a number of services to its residents. Responsible management of tax- and rate-payer contributions tops the list, but the City also ensures buildings are inspected for safety, clean drinking water is provided to the tap, fires are suppressed before they can spread, sewage is collected and treated, justice is served through policing and the court system, and neighborhood nuisances are remedied. The City also coordinates with outside utility and service providers to ensure that its residents and visitors receive the services they require.

The Objectives and Tactics leading to the fulfillment of this Goal contain methods by which the City can manage and improve upon the services it provides and ensure that other utility and service providers do likewise.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities & Services								
8.1– Encourage City staff and officials to enhance their skills through training and continuing education on topics relevant to their job performance, such as management and communication.						All Departments		Ongoing
8.2– Develop a long-range financial plan.						Administration		Ongoing
8.3– Periodically review and revise the capital facilities plan.						Administration & Public Works		Ongoing
8.4– Identify and correct health and safety hazards within the Stevenson Urban Area.						Administration	County, Port	Ongoing
8.5– Establish maintenance programs to preserve the long-term viability of the City’s capital facilities.						Administration & Public Works		Short-Term
8.6– Offset the costs of new development to existing city residents by establishing development charges.						Administration		Ongoing
8.7– Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.						Planning & Public Works		Ongoing
8.8– Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.	8.8-1– Consider providing public facilities and utilities in advance of need. 8.8-2– Coordinate urban development with private utility agencies to ensure the availability of services when needed. 8.8-3– Continue to provide water and sewer services within the Urban Area.					Administration	County, PUD	Ongoing

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities & Services								
8.9– Manage urbanization through the expansion of the sewer system.	8.9-1– Permit septic systems only when provision of sewer service is technically infeasible within the planning period. 8.9-2– Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.					Planning & Public Works		Ongoing
8.10– Consider alternative waste disposal systems for difficult sites and to encourage conservation of water.						Public Works		Ongoing
8.11– Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts.						Public Works		Ongoing
8.12– Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities.	8.12-1– Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff.					Public Works		Short-Term
8.13– Consider alternative energy resources to benefit the community.	8.13-1– Facilitate and support local energy resource development and use, such as geothermal.					Administration	County, Port, PUD, State	Mid-Range
8.14– Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi.						Administration		Ongoing
8.15– Facilitate and support the burial of existing aboveground utility lines.						Administration & Public Works	Private Utilities, PUD	Ongoing

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities & Services								
8.16– Require the burial of new utility lines.						Planning & Public Works	Private Utilities, PUD	Ongoing
8.17– Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area.	8.17-1– Consider solid waste for use in biomass energy projects. 8.17-2– Consider composting solid waste through a community-scale facility.					Public Works	County Solid Waste	Short-Term
8.18– Periodically review and revise the City’s law enforcement program.						Administration		Ongoing
8.19– Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services.	8.19-1– Consider establishing a joint facility to house emergency response agencies.					Administration		Ongoing
8.20– Encourage establishment of county -wide mitigation and emergency action programs for spills, explosions and other disasters.						Administration	County, EMS, Fire	Mid-Range





CHAPTER 4-MAPS

Many of the Goals, Objectives and Tactics described in the previous chapter are tied to specific infrastructure, institutions, or areas of Stevenson. The policies called for in the Comprehensive Plan often cannot be accomplished without maps that provide a fuller understanding of how specific areas of the city interrelate and connect with each other.

Future Land Use Map

The Comprehensive Plan's Future Land Use Map is crucial for showing clearly and concisely how the Goals, Objectives, and Tactics contained in Chapter 3 relate to the Population Report in Appendix C. This map designates all areas of the City and Urban Area according to five basic land use designations describing where population and business growth will occur and how the City intends for lands to be used in the future.



The Future Land Use designations are not zoning districts, and the Future Land Use Map is not a zoning map. Whereas the City of Stevenson Zoning Map is an official regulatory document adopted by ordinance through the Zoning Code, the Comprehensive Plan's Future Land Use Map is a guidance document that will be used to shape future decisions about annexations, land development policies, the size and timing of infrastructure upgrades, changes to existing zoning designations, and those purposes indicated in RCW 35A.63.080.

Urban Reserve (UR)

An area within which future development and extension of municipal services are contemplated but not imminent. Existing uses, particularly vacant lands and very low density single-family housing, coexist with uses otherwise characteristic of more rural areas. Further development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur. Urban Reserve areas may be subcategorized to anticipate any other land use designation described below and may be changed to such designations without amending the plan when adequate municipal services are provided.



Low Density Residential (LDR)

An area dominated by single-family homes on lots 15,000 square feet or larger. Development within a Low Density Residential area typically requires extension of municipal water service and other utilities, though on-site septic systems are often unavoidable and desirable as an alternative to extension of the municipal sewer collection system. The development pattern encourages connected



street networks where terrain permits. Where terrain does not permit, culs-de-sac are often paired with pedestrian pathways to provide adequate non-automotive connectivity to nearby neighborhoods, schools, parks, and business centers.

High Density Residential (HDR)

An area dominated by multi-family housing or single-family housing on lots smaller than 15,000 square feet. Residential uses in these areas are often mixed with institutions, utilities, schools, and parks and/or located in close proximity to commercial uses more characteristic of urban areas. Development within a High Density Residential area almost exclusively requires extension of, or connection to, municipal water and sewer systems. Development patterns in these areas encourage connected street networks with pedestrian and bicycle facilities providing connections to abutting neighborhoods, schools, parks, and business centers. High Density Residential areas may be subcategorized by single-family or multi-family designations, and public use designations.

Low Intensity Trade (LIT)

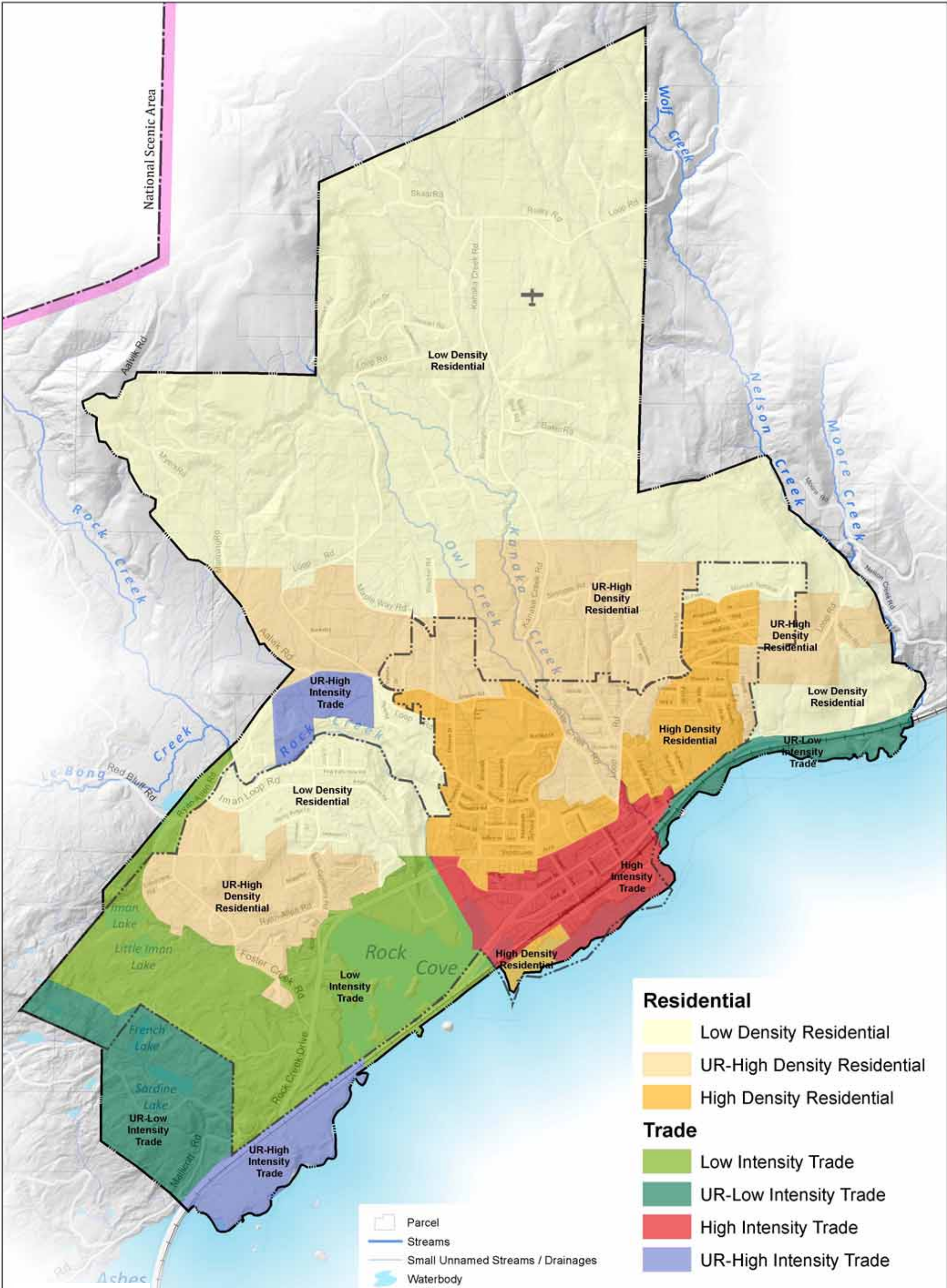
An area where commercial activity is interspersed and coexists with other recreational, and public/institutional uses in the same area. Low Intensity Trade areas typically provide opportunities to capitalize on and expand the regional tourism and service industries. Because of the space typically demanded by Low Intensity Trade activities, the uses allowed in these areas are often inappropriate or cannot exist within Downtown Stevenson or other High Intensity Trade areas; however, Low Intensity Trade areas are not intended to detract from the viability of, or compete with, High Intensity Trade areas. Development of Low Intensity trade areas almost exclusively requires municipal service extension. Although the parking and access patterns of Low Intensity Trade areas are typically oriented primarily to automotive traffic, adequate accommodations for pedestrian and bicycle users are also included. Low Intensity Trade areas may be subcategorized by general, recreation, and public use designations.



High Intensity Trade (HIT)

An area primarily devoted to commercial, light industrial, public/institutional activities, mixed uses, multi-family, and existing single-family residences. These areas contain a dense, highly intensive land use pattern focusing on an urban style of development and architecture. Connection to municipal utilities adds to the viability of High Intensity Trade areas. High Intensity Trade areas may be subcategorized by downtown, office, and industrial designations. Development in downtown areas typically follows a tight-knit gridiron pattern that emphasizes the importance of pedestrians and bicyclists

to ensure areas are walkable. As compared to downtown areas, office and industrial areas are more dependent on automotive traffic.



MAP 4.1

FUTURE LAND USE

This map is intended for planning purposes only. The locations and designations shown on this map are approximations based on the best available information at the time of mapping. The locations and designations should be confirmed prior to undertaking land use actions.



Scale: 1:18,000
1 inch = 1,500 feet



Projected Coordinate System:
NAD 1983 HARN StatePlane
Washington FIPS 4602 Feet
Projection Name:
Lambert Conformal Conic
Planar Units: US Survey Feet
Data Sources: Skamania Co,
Col. River Gorge Commission
LIDAR: DNB Flight 2005-2006
Map Created: September 2012
(Updated 3/14/2013)

DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

