



City of Stevenson

Carolyn Sourek, Public Work Director

Phone (509)427-5970

FAX (509) 427-8202

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

To: City Council
From: Carolyn Sourek, Public Work Director
RE: 725 NW Angel Heights Road
Meeting Date: February 16, 2023

Executive Summary:

The owners of parcel 03073633011900, Derek and Glenna Girtle, have requested a Type D Right Of Way permit to allow them to retain a rock wall construction within the City of Stevenson Right of Way (ROW) at 725 Angel Heights Road.

Overview of Items:

Figure 1 is a cross section of Angel Heights Road, near at the subject parcel, looking south. Angel Heights Road is currently classified as a Local Street, defined in Stevenson Engineering Standards (SES) under Volume 1, Chapter 2.00(D) as “designed specifically to have high accessibility and to connect collector and arterial roads, and are typically not used for through traffic.”

Figure 1 – Angel Heights Road Looking South



Per Table 2.03A of the SES Volume 1, local streets should have a total ROW width of 50 ft, with 28 ft of pavement, including (2) 10 ft drive lanes, and (1) 8 ft parking lane. Additionally, within the ROW should be (1) 6 ft minimum sidewalk, and (1) 3 ft wide planter strip.

The subject parcel is located at the end of Angel Heights Road, the wall being within the cul-de-sac section of the roadway. The ROW designated at the cul-de-sac is circular, with a 50 ft radius, while the

street (with sidewalk) is only constructed as a 47 ft radius, leaving an additional 3 ft of ROW from back of sidewalk.

The straight section of Angel Heights Road at the subject parcel ROW is 60 ft, with (2) drive lanes and parking available on one of the street. Additionally, sidewalks are provided on both sides of the street. The straight section of street (with sidewalk) is constructed as 44 ft wide, leaving an additional 8 ft of ROW from back of sidewalk.

Figure 2 – 725 Angel Heights Rock Wall Looking East



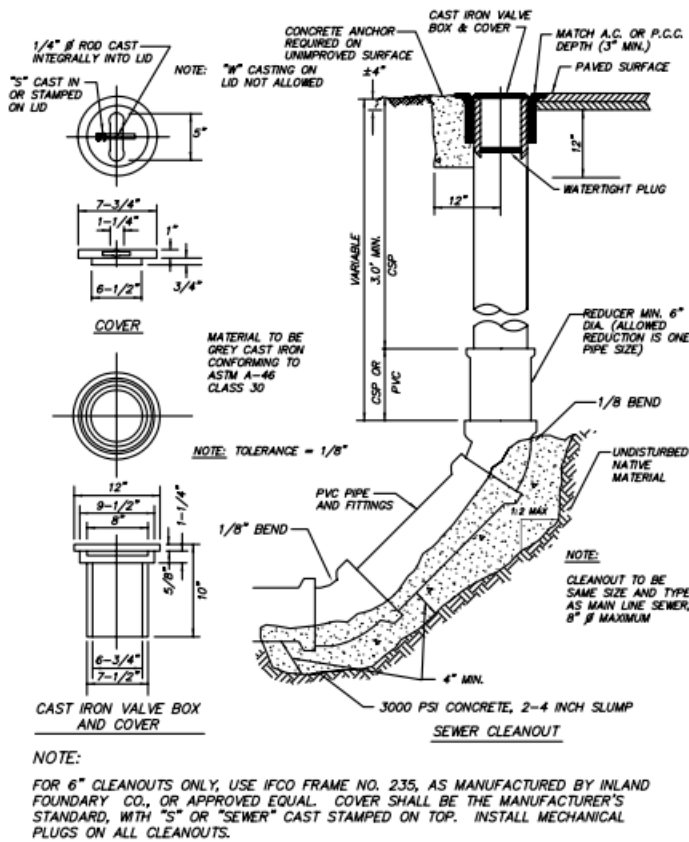
Figure 3 – 725 Angel Heights Rock Wall Looking South



Figures 2 and 3 are photos taken of the rock wall along the subject parcel. Note the rock wall was built to the edge of sidewalk.

The parcel's sewer cleanout was installed within the ROW in the cul-de-sac section of the parcel frontage. Given the nature of the wall, the City would like to have the owner install a concrete collar as provided in City of Stevenson Standard Detail S-3.1 in Figure 4.

Figure 4 Sewer Cleanout Concrete Collar Detail



STANDARD SEWER CLEANOUT
 S-3.1

Chapter 12.02.060 of the Stevenson City Code establishes this type of ROW use as a Type D – Long-Term and Permanent Uses by Agreement and Approval by Council, as the rock wall is a “structure” that will likely have a useful life exceeding five years [12.02.060(D)(2)(a)], as well as would likely cost over one hundred dollars to remove [12.02.060(D)(2)(b)].

Action Needed:

Approve City of Stevenson Type D Right of Way Permit for 725 Angel Heights rock wall to remain within City ROW, conditional upon the installation of a protective concrete collar around the sewer cleanout, and removable at parcel owner’s expense if issues with any city infrastructure is observed.