



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: March 10th, 2025
SUBJECT: ZON2024-02: Rezone Request: R2 to R3 on Lasher Street

Introduction

The Planning Commission is asked to review and recommend City Council action on a proposal for rezoning approximately 0.52 acres of land from R2 Two-Family Residential to R3 Multi-Family Residential.

Recommended Action

Staff recommend the Planning Commission recommend approval of the request.

Guiding City Policies

Zoning Code

ZMC 17.08.030 – Purpose of Zoning Map

The Zoning Map adopted for the City is an official map and land use policy to control and direct the use and development of property in the municipal territory by dividing it comprehensively into districts according to the present and potential use of the properties.

SMC 17.50.010 – Boundary or Zone Changes

The Council may, upon proper application, upon recommendation of the planning commission, or upon its own motion, after public hearing and referral to and report from the planning commission, change by resolution the district boundary lines or zone classification as shown on the zoning map, provided such change is duly considered in relationship to a comprehensive plan.

Comprehensive Plan

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

- 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.
- 2.7-5 Consider location and suitability of land for urban uses and established need when designating Future Land Use and Zoning districts.
- 2.12 Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.
- 2.14 Ensure development review processes are prompt, predictable, open, and uncomplicated.

Goal 3: "A variety of housing options accommodates all residents"

- 3.1 Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.

- 3.2 Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.
- 3.2-2 Ensure adequate and buildable areas for multi-family housing development.

Background

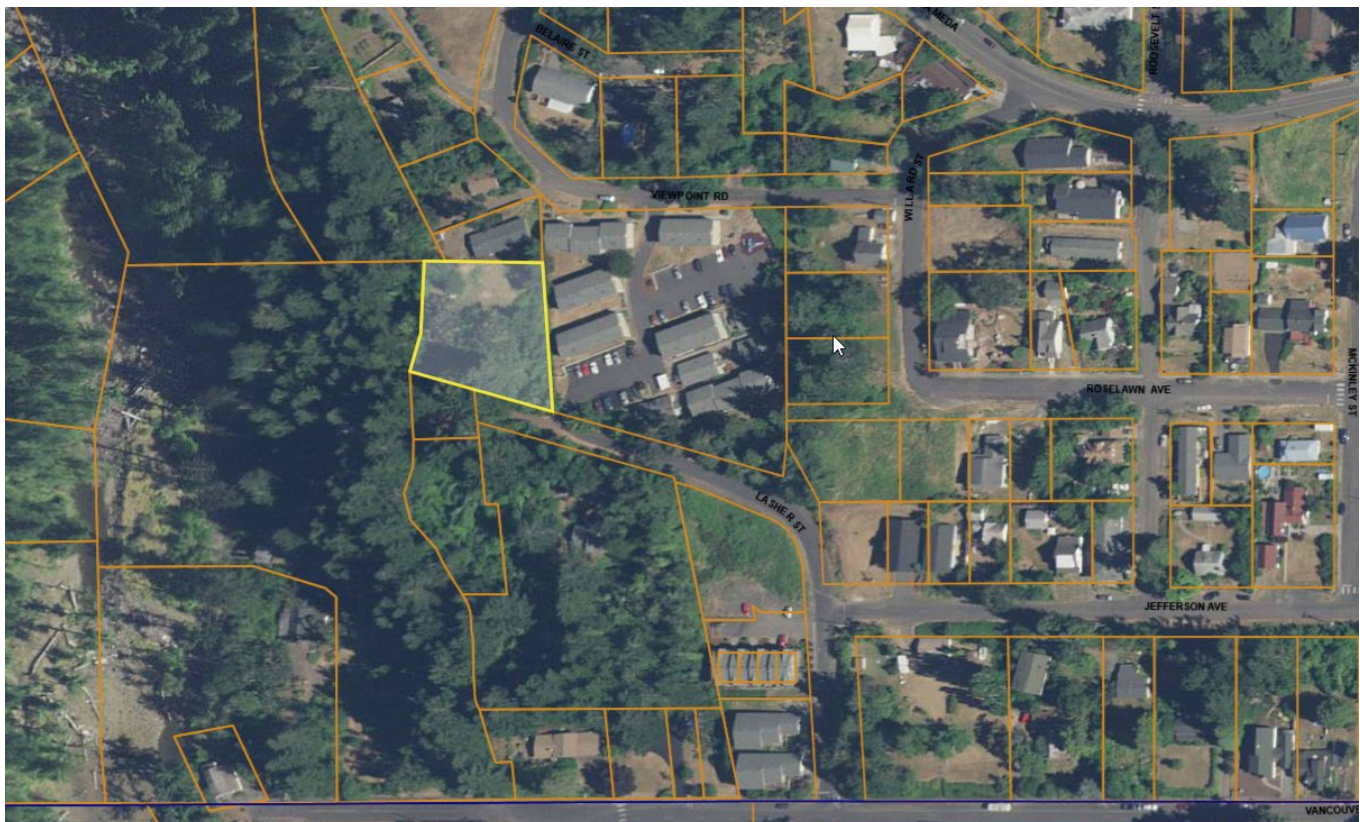
Site Characteristics

Subject Parcel				
Owner(s)	Tax Lot #	Zoning District	Current Use	Parcel Size
Green Gorge, LLC	03-07-36-4-3-1800-00	R2	Vacant Land	~0.52 ac (~22,650 sf)

Surrounding Property Characteristics

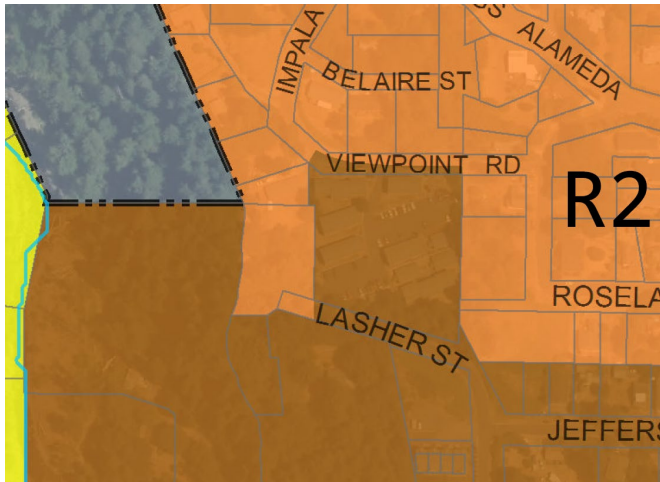
	Zoning	Land Use
Subject Property	R2 Two Family	Vacant/Unfinished Subdivision
North	R2 Two-Family	Single-Family Residence/Vacant Land
East	R3 Multi-Family	36 Unit Multi-Family
South	R3 Multi-Family	Single-Family Residences
West	R3 Multi-Family	Single-Family Residence

Aerial Photo

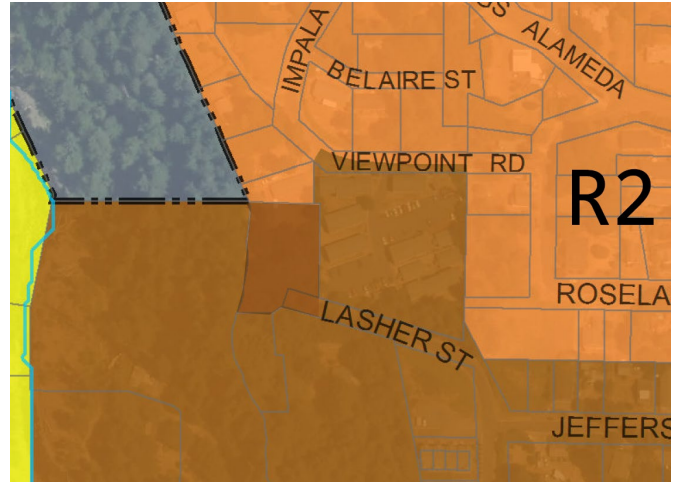


Zoning Comparison

Current Zoning Map



Requested Zoning Map



<i>Text Comparison</i>					
Allowed Use Comparison				Allowed Density	
	R2 (Existing)	R3 (Request)		R2 (Existing)	R3 (Request)
Travel Trailer	Prohibited	Not Listed	Minimum Lot Area	5,000 sf + 2,000 sf per Unit over 1	2,000 sf per Unit
Townhome	Conditional	Principal	Maximum Number Lots	3 Duplex-4 Single Family Lots	11 lots
Assisted Living Facility	Unlisted	Conditional	Maximum Density	2 per lot	1 per 2,000 sf lot area
Nursing Home	Unlisted	Conditional	Maximum Units	7 units	11 units
Bed & Breakfast	Conditional	Principal			
Hostel	Conditional	Principal			
Hotel	Prohibited	Conditional			
Public Access EV Station	Unlisted	Conditional			
Street-Side EV Station	Unlisted	Conditional			
Subsistence Gardening	Principal	Accessory			
Nursery (Plants)	Unlisted	Conditional			

Staff Analysis

The subject property lies within the HDR – High Density Residential area of the Comprehensive Plan’s Future Land Use Map. This designation would support both the existing zoning designation and the requested change.

The subject property is the only property served by Lasher Street which does not bear the requested R3 Multi-Family Residential zoning designation. There is no apparent rationale for the disparate treatment of the subject property.

Next Steps & Public Involvement

The Planning Commission is encouraged to listen to any testimony provided by the public in attendance and incorporate it into their recommendation if they deem it appropriate. The Planning Commission will deliver its recommendation to the City Council, which must hold the open record public hearing on this request. Public Involvement will be explicitly sought in advance of that hearing. Notices of the public hearing will be published and distributed to nearby property owners consistent with the Stevenson Municipal Code. Additionally, this proposal is subject to review under the State Environmental Policy Act. The SEPA Responsible Official's determination thereunder will be published and subject to reconsideration after a 14-day comment period.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- 1- Application to Rezone



ZONING AMENDMENT APPLICATION

Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: Green Gorge LLC

Mailing Address: PO Box 130 North Bonneville WA 98639

Phone: 360-609-2212 E-Mail Address: Brian@gorgeconstruction.com

Property Owner (when applicable): Same

Mailing Address: _____

Phone: _____ E-Mail Address: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

Applicants must provide the following information for all Zoning Amendment Applications. The City will not accept applications without the required information.

- Application Fee (\$ 1500.00)
- Agreement to Pay Outside Consulting Fees (When applicable)
- Completed Application Signed by the Applicant and Requesting Property Owners or their Representatives
- Letter Requesting the Zoning Change and Stating the Reasons for the Request
- Associated SEPA Application

The following information is required for any proposed Text Amendment to the Stevenson Zoning Code. Proposed changes to the regulations are reviewed pursuant to SMC 17.52.020

Specific Draft Changes to the Regulatory Text

The following information is required for any proposed Rezone of Property on the Stevenson Zoning Map. Proposed changes to district boundary lines or zone classifications are reviewed pursuant to SMC 17.50.010.

- Copies of the Subject Property Title(s) or other Proof of Ownership
- Descriptions of any Existing Restrictive Covenants or Conditions
- Site Plan Showing Existing and Proposed Zoning of the Rezone Area and all Adjacent Lands

In addition to the information for a Rezone, the following information is required for any proposed Resolution of Intent to Rezone the Stevenson Zoning Map. This form of contract zoning is reviewed pursuant to SMC 17.48.

Site Plan Containing all Information Listed in SMC 17.48.040

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

Zoning Amendment Application

Zoning Amendments are undertaken according to the criteria and procedures in SMC 17.48 and SMC 17.50. Zoning Amendments are reviewed by the Planning Commission, which provides a report and recommendation to the City Council who make the final decision. Public hearings are held for all types of Zoning Amendments pursuant to SMC 17.12.060.

Property Information

Applicants must provide the following information for all Rezones of Property and Resolutions of Intent to Rezone. The City will not accept applications without the required information.

Property Address (Or Nearest Intersection): 80 Lasher St
 Tax Parcel Number: 03-07-36-4-3-1800-00 Existing Zoning: R2
 Size of Rezone Area: .52 Acre Proposed Zoning: R3
 # Legal Lots In Area: 1 Future Land Use Designation: _____
 Water Supply Source: City Well Sewage Disposal Method: City Septic
 Current Uses of Land: Multi-Family Single-Family Commercial Vacant/Other

Brief Narrative of Request _____
Wanting To Rezone To Create More Density Due To Limited Building Area In City And
Housing Shortage

As proponents and/or the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 17.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant:  Date: 12/17/24

Signature of Property Owner(when applicable): GG LLC Date: 09/01/25
GG LLC (Jan 9, 2025 10:52 PST)

For Official Use Only:
 Date Application Received: _____ Date Application Complete: _____







2_Application

Final Audit Report

2025-01-09

Created:	2025-01-09
By:	Tiffany Andersen (tiffany@ci.stevenson.wa.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHLPdxaJnQIPdvSEQfAc7yIU1DU85klv2

"2_Application" History

-  Document created by Tiffany Andersen (tiffany@ci.stevenson.wa.us)
2025-01-09 - 6:50:43 PM GMT
-  Document emailed to Brian McKenzie (brian@gorgeconstruction.com) for signature
2025-01-09 - 6:50:49 PM GMT
-  Email viewed by Brian McKenzie (brian@gorgeconstruction.com)
2025-01-09 - 6:51:47 PM GMT
-  Signer Brian McKenzie (brian@gorgeconstruction.com) entered name at signing as GG LLC
2025-01-09 - 6:52:41 PM GMT
-  Document e-signed by GG LLC (brian@gorgeconstruction.com)
Signature Date: 2025-01-09 - 6:52:43 PM GMT - Time Source: server
-  Agreement completed.
2025-01-09 - 6:52:43 PM GMT

12/17/24

To: City Of Stevenson

Re: 80 Lasher St – Rezone Application

To Whom It May Concern,

Green Gorge LLC purchased the property at this address that sits next to a higher density piece that currently is an apartment complex.

Our intent to rezone 80 Lasher St. is to allow for greater density to fulfill the need for more housing units in the area. With the current shortage of housing units in the city, we believe that allowing this rezone will work toward easing this issue.

Regards,



Michael A Green

Green Gorge LLC

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

- 1. Name of proposed project, if applicable: Green Gorge LLC**

- 2. Name of applicant: Green Gorge LLC**

- 3. Address and phone number of applicant and contact person:**
Green Gorge LLC – Mike Green 360-518-1476 / Brian McKenzie 360-609-2212
PO Box 130 North Bonneville, WA 98639

- 4. Date checklist prepared: 11/21/24**

- 5. Agency requesting checklist:**
City Of Stevenson WA

- 6. Proposed timing of schedule (including phasing, if applicable): Rezone Prior To End Of First Quarter Of 2025 – Vertical Construction To Start In Spring Of 2025**

- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: None At This Time**

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: No Additional Information At This Time**

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
There Is A Possible Improvement To Lasher St. In The Works - Unclear If It Will Take Place

- 10. List any government approvals or permits that will be needed for your proposal, if known.**
Approval To Rezone – Right Of Way Permitting

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The Proposed Plan Is To Gain Rezone (Matching 3 of 4 Of The Neighboring Properties) And Build To Higher Density Than Is Allowed Currently To Help Meet The Housing Shortfall In The Community.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Property Is Addressed As 80 Lasher St. Stevenson WA 98648

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)²

- a. General description of the site: Vacant Land – Generally Vegetated With A Few Fir Trees

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

- b. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Generally Binding Silty Materials With Round Rock Present

- c. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The Northwest Corner Has A Section Of Scarp That Protrudes Roughly 8' Into The Property From An Ancient Landslide

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- d. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:
Construction Will Net Roughly 200 CY Of Materials To Be Distributed Onsite
- e. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion Control BMP's Will Be Strictly Abided During Construction – All Erosive Areas To Be Covered At Final Of Each Phase Of Construction
- f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

35 %
- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Landscape / Hardscapes to prevent any erosion after construction

2. Air

[Find help answering air questions](#)³

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During Civil Construction – Minor Dust From Earth Disturbance – During Vertical – Minor Dust. No Emissions At Final Completion
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: None Known At This Time
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Standard BMP's Will Be Abided By During All Phases Of Construction

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

N/A

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into: N/A**
- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans: N/A**
- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material : None**
- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known: No**
- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan: No**
- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge: No**

b. Ground:

[Find help answering ground water questions](#)⁵

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known: No**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve: None – Public Sewer At Site

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe: Rainwater Will Be Distributed Onsite Most Likely In An Underground Infiltration Trench

2. Could waste materials enter ground or surface waters? If so, generally describe.
No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe: No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None Should Be Required

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? Field Grass And Some Trees To Clear Site For Building Envelope**
- c. List threatened and endangered species known to be on or near the site: None**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscape Will Be Native Species And/Or Lawn**
- e. List all noxious weeds and invasive species known to be on or near the site: None Present**

5. Animals

[Find help answering animal questions](#)⁶

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other: None**
- **Mammals: deer, bear, elk, beaver, other: Neighborhood Deer Time To Time**
- **Fish: bass, salmon, trout, herring, shellfish, other: None**

- b. List any threatened and endangered species known to be on or near the site: None**
- c. Is the site part of a migration route? If so, explain: N/A**
- d. Proposed measures to preserve or enhance wildlife, if any: N/A**
- e. List any invasive animal species known to be on or near the site: None**

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁷

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.: Electric Only For Heating / Cook Range / Microwave / Water Heaters**

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: No**

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Energy Efficient Heat Pump / Furnace – Water Heaters**

7. Environmental health

[Health Find help with answering environmental health questions](#)⁸

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe: None**
 1. **Describe any known or possible contamination at the site from present or past uses: None**

 2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity: None**

 3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project: None**

 4. **Describe special emergency services that might be required: None**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

5. Proposed measures to reduce or control environmental health hazards, if any: N/A

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None Out Of The Ordinary Neighborhood Traffic Noise

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)? Ordinary Construction Noise – Operating Hours Will Abide By City Of Stevenson Operating Hours

3. Proposed measures to reduce or control noise impacts, if any: None

8. Land and shoreline use

[Find help answering land and shoreline use questions⁹](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe Residential Single-Family Property All Around Except Apartments To The East Of The Project – (White Cap Apartments)

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use: N/A Residential Zoning Currently
 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: N/A

- c. Describe any structures on the site: None

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- d. **Will any structures be demolished? If so, what: None**
- e. **What is the current zoning classification of the site: R2**
- f. **What is the current comprehensive plan designation of the site: Residential**
- g. **If applicable, what is the current shoreline master program designation of the site:
N/A**
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify: There Is A Small Portion Of NW Portion Of Property That Is Possibly Scarp Area From An Ancient Landslide.**
- i. **Approximately how many people would reside or work in the completed project?
TBD**
- j. **Approximately how many people would the completed project displace? None**
- k. **Proposed measures to avoid or reduce displacement impacts, if any: None**
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Same Use – Application Will Change Zoning For Density**
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None**

9. Housing

[Find help answering housing questions](#)¹⁰

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing: Up To 10 Middle Class Housing Units**
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing: None**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹¹

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 28' Peak Height – Lap Or Rough Sawn Siding TBD
- b. What views in the immediate vicinity would be altered or obstructed? None
- c. Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and glare

[Find help answering light and glare questions](#)¹²

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Exterior Lighting At Night
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No
- c. What existing off-site sources of light or glare may affect your proposal? None
- d. Proposed measures to reduce or control light and glare impacts, if any: None

12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? County Fair Grounds – Hiking – Biking – Swimming – Paddling And Wind Sports On The Columbia River

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. **Would the proposed project displace any existing recreational uses? If so, describe:**
None

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** **None**

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹³

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe: Possibly Older Homes In the Near Vicinity Could Date This Far Back – To Our Knowledge There Are None Eligible For Registering At This Time**

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources:** **None**

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.:** **N/A**

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required :** **N/A**

14. Transportation

[Find help with answering transportation questions](#)¹⁴

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any:**
Lasher Street Provides Ingress / Egress To The Site

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **Not Currently Serviced – Nearest Bus Stop Would Be On Hwy 14 In Stevenson**
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **None**
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe: **No**
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *** **Undetermined At This Time**
- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- g. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public services

[Find help answering public service questions¹⁵](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe: **None But Standard Impact With Population Growth**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **None**

16. Utilities

[Find help answering utilities questions¹⁶](#)

¹⁵ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: **Public Sewer / Water / Garbage Service – City Of Stevenson Electricity – Skamania PUD Communications – Zply Fiber Or Comcast**

C. Signature

[Find help about who should sign](#)¹⁷

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Mike Green – Brian McKenzie

Position and agency/organization: Owners – Green Gorge LLC

Date submitted: 11/22/24

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)¹⁸

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise: This Project Should Provide Little To No Impact On All Items**

¹⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **Proposed measures to avoid or reduce such increases are: Standard Building Practices Including BMP'S**
2. **How would the proposal be likely to affect plants, animals, fish, or marine life? Little to No Impact**
- **Proposed measures to protect or conserve plants, animals, fish, or marine life are: Project To Be Landscaped On Completion**
3. **How would the proposal be likely to deplete energy or natural resources: No Impact Rather Than Normal Residential Use**
- **Proposed measures to protect or conserve energy and natural resources are: Energy Efficient Appliances And Heating Units**
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands: N/A**
- **Proposed measures to protect such resources or to avoid or reduce impacts are: N/A**
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans : N/A**
- **Proposed measures to avoid or reduce shoreline and land use impacts are: N/A**
6. **How would the proposal be likely to increase demands on transportation or public services and utilities: None Rather Than Normal Residential Use**
- **Proposed measures to reduce or respond to such demand(s) are: None**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment: None

When recorded return to:

Gorge Homes LLC
PO Box 130
North Bonneville, WA 98639

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-298

THE GRANTOR(S)

Bruce A. Isaacson and Linda K. Isaacson, husband and wife and Harold Pidgeon and Mary Pidgeon, husband and wife,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

THE GRANTEE(S)

~~GREEN GORGE~~ LLC, a Washington Limited Liability Company
Green Gorge

BM MG
BR LKS

the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 36, T3N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 10-15 OF THE PRELIMINARY TITLE REPORT DATED JULY 15,
2024, FILE NUMBER S-24-298, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE
HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-3-1800-00

Dated: 10/28/24

Bruce A. Isaacson
Bruce A. Isaacson

Linda K. Isaacson
Linda K. Isaacson

Harold Pidgeon
Harold Pidgeon

Mary Pidgeon
Mary Pidgeon

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 28 day of October, 2024 by Bruce A
Isaacson, Linda K Isaacson, Harold Pidgeon and Mary Pidgeon.

Julie Andersen
Signature

Notary Public
Title

My commission expires: June 17, 2026

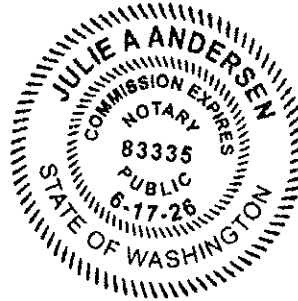


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 80 Lasher Street, Stevenson, WA 98648
Tax Parcel Number(s): 03-07-36-4-3-1800-00

Property Description:

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at the Quarter Corner of the South Line of the said Section 36; thence West along said South Line 289.7 feet; thence North 05° 30' West 465.4 feet to the initial point of the tract hereby described; thence North 05° 30' West 40 feet; thence South 74° East 100 feet; thence North 181.25 feet to the North Line of a tract of land conveyed to Mabel J. Jeter by deed dated April 4, 1947, recorded under Auditors File No. 36513 at Page 342 of Book 31 of Deeds, Records of Skamania County, State of Washington; thence West 136.66 feet to the brow of Rock Creek Canyon; thence in a Southerly direction following the brow of said canyon to a point due West of the initial point; thence East to the initial point.

EXCEPT that portion Conveyed to House Our People Enterprises, Inc., recorded in Book 79, Page 13.

FURTHER EXCEPTING THEREFROM a portion of the Southeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of Lot 7 of MEAGHERS ADDITION to Stevenson, as shown in Volume 'A' of plats, Page 120, records of said county, said point being marked by a 5/8" rebar and yellow plastic cap as shown in record of survey Auditor's file number 2022000368 records of said county, said point also being the Northeast corner of that tract of land conveyed to Bruce A. Isaacson et ux, as described in Auditor's file number 2015001943 records of said county,

Thence South 02° 56' 39" East, along the East line of said "Isaacson parcel" 54.00 feet,

Thence leaving said East line, South 72° 16' 30" West, 57.00 feet,

Thence North 86° 29' 07" West, 97.74 feet to the West line of said "Isaacson parcel",

Thence along said West line, North 03° 39' 22" East, 70.00 feet to the Northwest corner of said "Isaacson parcel"

Thence South 88° 11' 28" East 144.69 feet to the point of beginning.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-81A)

Only for sales in a single location code on or after November 1, 2024.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Bruce A. Issacson and Linda K. Issacson, husband and wife and Harold Pidgeon and Mary Pidgeon, husband and wife

Mailing address 231 Panther Creek Road

City/state/zip Carson, WA 98610

Phone (including area code) (541) 980-9288

2 Buyer/Grantee

Name Green Gorge LLC, a Washington Limited Liability Company

Mailing address PO Box 130

City/state/zip North Bonneville, WA 98639

Phone (including area code) (360) 609-2212

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Green Gorge LLC, A Washington Limited Liability Company

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>03-07-36-4-3-1800-00</u>	<input type="checkbox"/>	<u>\$ 92,000.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

4 Street address of property 80 NW Lasher Rd., Stevenson WA 98648

This property is located in Skamania County (for unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See Attached Exhibit "A"

5 91 - Undeveloped land (land only)

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: does does not qualify for continuance.

Deputy assessor signature _____ Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Bruce A. Issacson
Name (print) Bruce A Issacson
Date & city of signing 11/5/24 Stevenson

Signature of grantee or agent Brian McKenzie
Name (print) Brian McKenzie
Date & city of signing 11/5/24 Stevenson, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).
To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

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