



# City of Stevenson

## Planning Department

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**TO:** City Council  
**FROM:** Ben Shumaker  
**DATE:** April 16<sup>th</sup>, 2020  
**SUBJECT:** Zoning Code Amendment – Trade Districts Code Update

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### **Introduction**

This memo provides the City Council with an update of the ongoing Planning Commission discussion the zoning amendment proposed to 1) prohibit *new* Single-Family Detached Dwellings, Manufactured Homes, and Modular Homes in the C1 Commercial District, 2) allow continued use and development rights of *existing* Single-Family Detached Dwellings, 3) codify recent zoning interpretations involving Townhomes in the CR Commercial Recreation District and Cultural Attractions in the C1 District, 4) allow Townhomes as principal uses in the C1 District, 5) ease the permitting process for certain Murals, and 6) establish minimum height expectations for new development in the C1 District.

### **Planning Commission Status**

On April 13th the Planning Commission held a public hearing on the proposed amendment. As a result of the COVID-19 response, the hearing was held remotely with no option for in person meetings. At the conclusion of their hearing, the Planning Commission was uncomfortable making a recommendation to amend the Zoning Code until in-person meetings are possible. They have tentatively postponed their review until no earlier than their June meeting.

### **City Council Review**

The City's procedures in SMC 17.50 require referral of zoning amendments to the Planning Commission and a report from them prior to City Council action. Since the report will not be submitted until June at the earliest, the Council cannot act on this amendment prior to expiration of the moratorium on single family residences in the C1 District. This moratorium is set to expire on May 17th, 2020.

The City Council is now asked to determine a course of action in light of this timeline.

### **Next Steps**

At the conclusion of this meeting, staff will initiate the course of action requested by the Council.

Prepared by,

Ben Shumaker  
Community Development Director