

**BEFORE THE CITY OF STEVENSON, WASHINGTON
PLANNING COMMISSION**

Regarding a request by CNA Property Management, LLC.)	
"Proponent" for Preliminary Plat approval to subdivide)	PLANNING
approximately 9.92 acres into 4 single family residential)	COMMISSION
lots and reserving an additional lot for future development.)	RECOMMENDATION
The subject property is not yet addressed, located east of)	APRIL 13 th , 2020
Ryan Allen Road in the Suburban Residential (SR) zone,)	
at Tax Parcel 02-07-02-1-0-0102-00 in the NW 1/4 of the)	
NE 1/4 of Section 2, T.2N, R7 E.W.M in the City of)	
Stevenson, Skamania County, Washington)	

PROPOSAL: The applicant proposed the division of ~9.92 acres into 4 single-family residential lots served by City water, private septic, a new public street with a temporary hammerhead turnaround, and a large lot reserved for future development. The site is in the SR Suburban Residential zoning district.

LOCATION: Tax Parcel 02-07-02-1-0-0102-00. The site has no address and is along the east side of Ryan Allen Road between Foster Creek Road and Red Bluff Road.

PROPONENT: CNA Property Management, LLC
Brett Johnson
PO Box 721
Stevenson, WA 98648

KEY ISSUES: Stormwater, Streets, Water, Geotechnical

CIVIL ENGINEERING STORMWATER: Pioneer Surveying & Engineering, Inc.
400 East Evergreen Boulevard, Suite 114
Goldendale, WA 98620

GEOTECHNICAL: GeoPacific Engineering, Inc.
2008 C Street
Vancouver, WA 98663

CITY STAFF: Ben Shumaker
Planning Director

Karl Russell
Public Works Director

Tim Shell, PE, Consulting Engineer
Wallis Engineering, Inc.
215 West 4th Street, Suite 200
Vancouver, WA 98660

BACKGROUND

The property is located along the east side of Ryan Allen Road between its intersection with Foster Creek Road and Red Bluff Road. The subject property had been acquired and left vacant as part of a large family estate. Now under separate ownership, this parcel was acquired by CNA Property Management LLC in 2019.

Traversing the property along its northern boundary is Hollstrom Road, a pre-standard roadway providing access to 2 other lots formerly included within the estate and to a municipal well. Ryan Allen Road adjacent to the site exists within a 60-foot right-of-way and is improved with 2-travel lanes and minimal road shoulder and ditchlines. A city water main is present within Hollstrom Road and along the subject property's western boundary with Ryan Allen Road. The nearest sewer to the property is located upgrade ~1,000 feet from the property's northeastern boundary and downslope ~2,000 feet from the property's southern boundary.

The property contains soils with high erosion potential and contains areas identified in the Stevenson Critical Areas Map as having potentially unstable slopes exceeding 25% and suspected landslide areas. A geotechnical engineering report has been prepared for the property. The City's critical areas maps and a site walk through did not identify any wetlands or streams on or near the site.

Utilities and amenities proposed for the site include use of the public waterline in Hollstrom Road, underground electrical service lines along Hollstrom Road, stormwater conveyance channels, and on-site septic systems. Hollstrom Road is proposed to continue through the site and a temporary hammerhead turn-around is proposed.

The provisions of Stevenson Municipal Code (SMC) titles 16 (Subdivisions), 17 (Zoning), 18 (Environmental Protection) and the City of Stevenson Engineering Standards for Public Works Construction will serve as the standards of review for this proposal.

STANDARDS, FINDINGS AND CONCLUSIONS

SMC 16 SUBDIVISIONS

Title 16 of the Stevenson Municipal Code is separated into two articles. Article I is contained within SMC 16.02, applies to divisions of land into four (4) lots or fewer, and does not apply to this proposal. Regulations for divisions of land into five (5) or more lots begin with SMC 16.14 and continue through SMC 16.44. The criteria listed below in black ink include all imperative sections directed toward the review procedures and design requirements of preliminary plat proposals. The criteria listed in lighter, blue ink include all discretionary considerations related to preliminary plat proposals.

SMC CH. 16.14 GENERAL PROVISIONS

CRITERION §16.14.005 ~~§16.14.010~~ [These sections are advisory in nature and do not require findings and conclusions as part of this review.]

CRITERION §16.14.015 INTERPRETATION OF PROVISIONS "It shall be the duty of the planning commission and administrator to interpret the provisions of this title in such a way as to carry out the intent of the comprehensive plan prepared by the planning commission and adopted by the city council."

FINDING(S): a. The planning commission has considered this proposal as it relates to the regulations of SMC 16 and the comprehensive plan at the public hearing held on 4/13/2020.

CONCLUSIONS OF LAW: This project will comply with SMC 16.14.015 without conditions.

CRITERION §16.14.020 COMPLIANCE REQUIRED... “Every subdivision of land within the incorporated area of the city shall proceed in compliance with this article. [Land divided as a short subdivision within five years immediately preceding may be resubdivided pursuant to this article.](#)”

FINDING(S): a. The planning commission has considered this proposal for compliance with Article II of SMC 16 at the public hearing held on 4/13/2020.
b. The land within the proposed subdivision has not been involved in a short subdivision within the preceding 5 years.

CONCLUSIONS OF LAW: This project will comply with SMC 16.14.020 upon satisfaction of the conditions contained herein.

CRITERION §16.14.030 EXEMPTIONS... “The provisions of this article shall not apply to:
A. Any division of land not containing a dedication, in which the smallest lot created by the division exceeds ten acres;
B. Any cemetery or burial plat, while used for that purpose;
C. Any division of land made by testamentary provisions, the laws of descent, or upon court order.”

FINDING(S): a. The proposal does not qualify for an exemption under this section.

CONCLUSIONS OF LAW: This project will comply with SMC 16.14.030 upon satisfaction of the conditions contained herein.

SMC CH. 16.16 DEFINITIONS

CRITERION §16.16.010-§16.16.230 [These sections are advisory in nature and do not require findings and conclusions as part of this review.]

SMC CH. 16.18 PRELIMINARY PROCEDURES

CRITERION §16.18.010 NOTIFICATION FORM—SUBMITTAL “Any person intending to subdivide land in the incorporated area of the city shall obtain a notification form from the administrator. The completed form shall then be submitted to the administrator.”

FINDING(S): a. The proponents obtained forms through the City website and submitted a complete application on 3/11/2020.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.010 without conditions.

CRITERION §16.18.020 PRELIMINARY CONFERENCE “[When the administrator deems it necessary a conference may be called between the subdivider or his agent and appropriate officials involved with plat approval, prior to submission of preliminary plat.](#)”

FINDING(S): a. The subdivider, surveyor, and civil engineer met with the administrator and the City Public Works Director on 10/23/2019.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.020 without conditions.

CRITERION §16.18.025 SITE EVALUATION—CRITICAL AREAS “Prior to preparation of preliminary plans for a proposed subdivision and prior to site disturbing activities, the applicant shall meet with the administrator

to assess whether the proposed development site includes one or more critical areas such as a wetland, water body, sensitive habitat area or geological hazard area as identified, classified and protected by city ordinance. [A joint visit to the site may be necessary.](#) If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans. The intent of this section is to minimize design conflicts, unnecessary costs and misunderstandings that could arise later. The applicant will be able to proceed with greater certainty about the physical limitations of a particular site.

FINDING(S): a. The proponents first met with staff in 5/2019 regarding the property development. Through that meeting and a series of emails, phone calls, and meetings, the administrator determined the presence of a critical area (Geologic Hazard Area).
b. The proponent submitted a "Preliminary Geotechnical Engineering Report and Infiltration Test Results" for the property providing an analysis, conclusion, and recommendations for future development.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.025 upon satisfaction of condition 1, below.

CONDITIONS:

1. Prior to the start of construction the applicant shall obtain a critical areas permit to ensure all proposed construction is consistent with SMC 18.13 - Critical Areas and Natural Resource Lands.

CRITERION §16.18.030 PRELIMINARY RESPONSIBILITIES AND INQUIRIES

"A. Prior to submission of a preliminary plat it shall be the responsibility of the subdivider to inquire to the district health officer in order to ascertain whether larger lot sizes than those called for in this article (see Chapter 16.30, Design Standards) are recommended.

[B. The district health officer may require percolation tests or other similar tests. The district health officer's agency may require a fee for this service.](#)

C. If larger lots are recommended, the district health officer shall forward a statement in writing to the subdivider and a copy to the administrator to this effect and specify the lot sizes, reasons, and conditions for the recommendation."

FINDING(S): a. The district health officer has reviewed the proposal, its intent to connect to City water and use of on-site septic systems and states the following:

"I have a Land Division Septic application for a 4 lot short plat. I went out and did the review, but it was so wet on the lower lots I told Mr. Johnson we should let things dry out and then see what it looks like. If he plans to add a 5th lot, he can dig those test pits, provide me with an updated map and I will coordinate with him on that. Typically my site evaluation needs to be completed before final plat approval. As for water, are these lots on public water? If not, we do require the wells to be drilled on subdivisions prior to approval."

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.030 upon satisfaction of condition 2, below.

CONDITIONS:

2. Prior to final plat approval the applicant shall coordinate with the district health officer to obtain all necessary certifications and approvals from that department.

CRITERION §16.18.040 PRELIMINARY PLAT—SUBMITTAL, ACCEPTANCE AND DISTRIBUTION OF COPIES "A. Preliminary plats are

to be submitted to the administrator. When the administrator determines that the items required by the preliminary plat standards of this article have been presented he shall accept the plat for review by the planning commission and date the receipt of the plat.

B. If these items have not been presented the administrator shall inform the subdivider of the omissions.

C. If larger lots are recommended, the district health officer shall forward a statement in writing to the subdivider and a copy to the administrator to this effect and specify the lot sizes, reasons and conditions for the recommendation.

FINDING(S): a. The preliminary plat proposal was submitted and determined complete on 3/23/2020.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.040 without conditions.

CRITERION §16.18.050 PRELIMINARY PLAT—FEES "A. Upon acceptance of the preliminary plat by the administrator, the subdivider shall pay an application fee and any applicable outside consultant review fees to the city in the amount as established and adjusted from time to time by city council resolution.

B. Fees are not refundable."

FINDING(S): a. The proponents paid an application fee equal to \$1,500 plus \$75 per proposed lot and a deposit for outside consultant review fees.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.050 upon satisfaction of condition 3, below.

CONDITIONS:

3. Prior to Final Plat approval the proponent shall reimburse the City for any outside consultant review fees incurred which are over and above the deposit submitted. In a case where the outside consultant review fees are less than the deposit, the funds will be released to the subdivider.

CRITERION §16.18.060 PRELIMINARY PLAT—HEARING—HELD WHEN "Upon receipt of a preliminary plat and payment of fees to the clerk-treasurer, the administrator shall set a date for public hearing before the planning commission."

FINDING(S): a. The administrator set the date for the public hearing at the 4/2020 regular Planning Commission meeting.

b. A pandemic flu (COVID-19) required this hearing to be held remotely where both telephonic and video participation were enabled.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.060 without conditions.

CRITERION §16.18.070 PRELIMINARY PLAT—HEARING—NOTICE "The administrator shall give notice of the public hearing as follows:

A. By arranging for publication of notice of the hearing in the official city newspaper, to appear at least ten days prior to the hearing date;

B. By arranging for the posting of two copies of a notice of the hearing at conspicuous places on the boundaries of the proposed subdivision;

C. To the public utilities whose services are contemplated for use in the proposed subdivision.

D. To the state Department of Highways, or its successor, if the proposed subdivision is adjacent to the right-of-way of any state highway;

E. To the state Department of Ecology, or its successor, if the proposed subdivision lies within a flood control zone designated pursuant to RCW Chapter 86.16.

- FINDING(S):
- a. The administrator arranged publication of notice in the *Skamania County Pioneer* on 3/25/2020 and 4/1/2020.
 - b. The administrator arranged posting of two notices on power poles at the proposals boundaries on 4/2/2020.
 - c. The administrator notified Skamania County Public Utility District #1 and the Stevenson Public Works Department of the proposal on 3/25/2020 and 2/21/2020, respectively. No other public utilities are proposed.
 - d. The proposed subdivision is not adjacent to a state highway right-of-way.
 - e. The proposed subdivision does not lie within a flood control zone.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.070 without conditions.

CRITERION §16.18.080 PRELIMINARY PLAT—DISTRIBUTION OF COPIES “The administrator shall promptly forward copies of the preliminary plat to the public works director, public utility district, district health officer and other relevant agencies.”

- FINDING(S): a. The findings made under SMC 16.18.070 are also relevant under this criterion.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.080 without conditions.

SMC CH. 16.20 PRELIMINARY PLAT HEARINGS AND APPROVAL

CRITERION §16.20.010 SCOPE AND CONTINUANCE “At the public hearing the planning commission shall consider all relevant evidence to determine whether to recommend that the preliminary plat be approved or disapproved by the council. [Any hearing may be continued at the discretion of the commission, within the time limits allowed by law.](#)”

- FINDING(S): a. The Planning Commission considered relevant evidence and public testimony and made a recommendation of approval to the City Council at a public hearing on 4/13/2020.

CONCLUSIONS OF LAW: The Planning Commission is recommending the Council approve this preliminary plat subject to the conditions contained herein.

CRITERION §16.20.020 RECOMMENDATIONS BY AGENCIES “The administrator, public works director, the district health officer, the public utility district and any other appropriate official shall certify to the planning commission their respective recommendations as to the specific adequacy of the proposed road system, sewage disposal and water supply systems, utility systems and fire protection facilities within the subdivision. [Additionally, they may make recommendations affecting public health, safety and general welfare in regards to the proposed subdivision.](#) The recommendations of the administrator, the public works director, the district health officer and the public utility district shall be attached to the commission’s report for transmittal to the council.”

- FINDING(S):
- a. The administrator, public works director, district health officer, and public utility district have been given the opportunity to provide recommendations on the proposal.
 - b. Reports and recommendations from the City Consulting Engineer (on behalf of the Public Works Director), the public utility district and district health officer are attached

hereto.

CONCLUSIONS OF LAW: This project will comply with SMC 16.20.020 upon satisfaction of the conditions contained herein.

CRITERION §16.20.030 FACILITY AND IMPROVEMENT CONSIDERATIONS "The planning commission shall determine whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements."

FINDING(S): a. Findings related to drainage, roads, alleys and other public ways, water supplies, sanitary wastes, fire protection facilities and other public and private facilities and improvements are included in detail below.
b. The Planning Commission has reviewed the proposal's lack of provision for parks, playgrounds, and school sites and grounds and finds it appropriate.

CONCLUSIONS OF LAW: This project will comply with SMC 16.20.030 upon satisfaction of the conditions contained herein.

CRITERION §16.20.040 HEARING RECORDS—INSPECTION BY PUBLIC "The administrator is responsible for keeping records of the planning commission hearings on preliminary plats. These records shall be open to public inspections."

FINDING(S): a. Records of the planning commission hearing have been produced and are available for public inspection at City Hall during regular business hours.
b. Outside of regular business hours, public inspection can be made available if the preliminary plat approval is recorded with the Skamania County Auditor.

CONCLUSIONS OF LAW: This project will comply with SMC 16.20.040 without conditions.

CRITERION §16.20.050 REPORT TO BOARD AFTER HEARING [Findings and Conclusions related to this criterion will be considered by the City Council after action is taken by the Planning Commission.]

CRITERION §16.20.060 DISAPPROVAL—RESUBMITTAL—ADDITIONAL FEE "A preliminary plat disapproved by the planning commission may be revised and resubmitted to the administrator. If the amount of lots has increased, an additional fee shall be required."

FINDING(S): a. This provision is not relevant at this time.

CONCLUSIONS OF LAW: This project will comply with SMC 16.20.060 upon satisfaction of the conditions contained herein.

SMC CH. 16.22 BOARD ACTION [Findings and Conclusions related to the criteria in this chapter will be considered by the City Council after action is taken by the Planning Commission.]

SMC CH. 16.24 PRELIMINARY PLAT APPROVAL

CRITERION §16.24.010 EFFECT OF APPROVAL [Findings and Conclusions related to this criterion will be considered by the City Council after action is taken by the Planning Commission.]

CRITERION §16.24.020 EXPIRATION OF APPROVAL—FORFEITURE OF FEES "Preliminary plat approval shall be effective for two years from date of approval by the council. If, during this period a final plat is not filed

with the administrator, the preliminary plat shall be null and void. Fees paid to the clerk-treasurer shall be forfeited.”

FINDING(S): a. Through the Revised Code of Washington (RCW) section 58.17.140(3), the State of Washington has adopted specific timelines for the expiration of approved preliminary plats which supersede the City’s standard in this criterion.

CONCLUSIONS OF LAW: This project will comply with RCW 58.17.140(3) upon satisfaction of condition 5, below.

CONDITIONS:

5. Prior to Final Plat approval a final plat satisfying the conditions of this approval shall be submitted to the council for approval within five (5) years of the date of preliminary plat approval or such other timeline as may be adopted by the State of Washington in RCW 58.17.140.

CRITERIA §16.24.030 APPROVAL NOT TO AUTHORIZE FURTHER DIVISIONS OR TRANSFERS [This section is advisory in nature and does not require findings and conclusions as part of this review.]

SMC CH. 16.26 FINAL PLAT APPROVAL

CRITERION §16.26.010 FILING OF FINAL PLAT—TIME LIMIT “At any time within two years following the council’s approval of a preliminary plat the subdivider shall file the original and five copies of a proposed final plat with the administrator.”

FINDING(S): a. Through the Revised Code of Washington (RCW) section 58.17.140(3), the State of Washington has adopted specific timelines for the expiration of approved preliminary plats which supersede the City’s standard in this criterion.

CONCLUSIONS OF LAW: This project will comply with RCW 58.17.140(3) upon satisfaction of condition 5, above.

CRITERIA §16.26.020 ~~§16.26.070~~ [Findings and Conclusions related to these criteria are not relevant to preliminary plat reviews.]

SMC CH. 16.28 DEDICATIONS

CRITERION §16.28.010 INDICATION ON PLATS “All dedications of land shall be clearly and precisely indicated on plats.”

FINDING(S):

- a. The proponents are proposing dedication of right-of-way for Hollstrom Road along the north line of this property.
- b. During final engineering review, there is a possibility that other areas may be identified which would require dedication.
- c. The proposed dedication and dedication language are clearly and precisely indicated on the preliminary plat.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.010 upon satisfaction of condition 6, below.

CONDITIONS:

6. Prior to Final Plat approval all dedications of easements, public rights-of-way and tracts shall be clearly and precisely indicated on plats, and the final plat shall conform to SMC 16.36.050(F) regarding the expected language necessary to dedicate land.

CRITERION §16.28.020 REQUIRED DEDICATION PROVISIONS “No plat shall be approved unless adequate provision

is made in the subdivision for such drainageways, roads, alleys, easements, sidewalks, parks, playgrounds, sites for schools, schoolgrounds, and other general purposes as may be required to protect the public health, safety and welfare.”

- FINDING(S):
- a. The proponents are proposing dedication of right-of-way for Hollstrom Road along the north line of this property.
 - b. During final engineering review, there is a possibility that other areas may be identified which would require dedication.
 - c. The proposed dedication and dedication language are clearly and precisely indicated on the preliminary plat.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.020 upon satisfaction of condition 6, above.

CRITERION §16.28.030 PROTECTIVE IMPROVEMENTS—DEDICATION REQUIRED “Protective improvements, and easements to maintain such improvements shall be dedicated.”

- FINDING(S):
- a. The proponents have submitted a Geotechnical Engineering Report which does not recommend protective improvements.
 - b. During final engineering review, there is a possibility that protective improvements may be deemed necessary, especially in relation to the stormwater management program of the site.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.030 upon satisfaction of condition 7, below.

CONDITIONS:

- 7. Prior to Final Plat approval** geotechnical review shall occur to determine whether protective improvements are recommended based on the improvements of the subdivision.

CRITERION §16.28.040 PRIVATE ROADS—LANDOWNER RESPONSIBILITY “A. The council, after considering the public work director’s recommendations, will determine if a private road may be platted, and if an easement is required.

B. The construction, maintenance and snow removal of private roads are the responsibility of the landowner or a homeowners’ association and the city is in no way obligated until the roads meet city standards and are accepted by the city.”

- FINDING(S):
- a. No private roads are proposed as part of this preliminary plat.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.040 without conditions.

CRITERION §16.28.050 LOT ACCESS REQUIRED “Convenient access to every lot shall be provided by a dedicated road.”

- FINDING(S):
- a. All lots propose access from Hollstrom Road, which is proposed for dedication and intersects with Ryan Allen Road, a dedicated road.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.050 without conditions.

CRITERION §16.28.060 PUBLIC WATER ACCESS REQUIREMENTS “A. Subdivision plats containing land adjacent to publicly owned or controlled bodies of water shall provide dedication of access to such bodies of water. The standards of this access shall be commensurate to its use and character. The access shall extend to the low water mark.

B. In addition, it may be required that a pedestrian easement of fifteen feet maximum width, bordering along and placed above the high water mark, be dedicated if the council determines that public use and interest will be served thereby.”

FINDING(S): a. The proposal is not adjacent to publicly owned or controlled bodies of water.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.060 without conditions.

CRITERION \$16.28.070 CONVEYANCE TO CORPORATION REQUIREMENTS

“A. Land dedicated in a subdivision for protective improvements, drainageways, roads, alleys, sidewalks, parks, playgrounds, recreational, community or other general purpose may be conveyed to a homeowners' association or similar corporations if the council determines that public interest will be served thereby.”

B. A subdivider who wishes to make such a conveyance shall at least two weeks prior to filing a final plat with the administrator supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the subdivision; that the corporation is empowered to assess such land for costs of construction and maintenance of the improvements and property owned by the corporation; and that such assessments shall be a lien upon the land. The council may impose such other conditions as it deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained.”

FINDING(S): a. No lands other than the public street are proposed for dedication in this preliminary plat.
b. During final engineering review, there is a possibility that additional lands could be subject to the dedication and/or conveyance provisions of this criterion.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.070 upon satisfaction of conditions 7-8, below.

CONDITIONS:

- 8. Prior to filing for Final Plat approval** the proponent shall supply the City with copies of any Homeowner’s Association articles of incorporation and bylaws prepared for this subdivision which involve conveyance areas contemplated in SMC 16.28.070.
- 9. Prior to Final Plat approval** the ownership and associated maintenance responsibility for any areas contemplated in SMC 16.28.070 shall be clearly identified on the final plat.

CRITERION \$16.28.080 ACQUISITION BY PUBLIC AGENCY REQUIREMENTS

“A. Any public agency with power to acquire land by condemnation or otherwise for public uses may at any time prior to final approval of a preliminary plat by the council notify the council and the subdivider of its intention to acquire some or all of the land in a proposed subdivision for public uses.

B. In the event the land is not dedicated for such public uses, the public agency may request that the council require the reservation of such land for a stated period of years following the council's approval of the final plat, during which the agency may acquire the land.

C. If the council finds that the public health, safety or general welfare will be served thereby, the council may require as a condition precedent to approval of the final plat, that such land or such part of it as the council deems appropriate be designated on the plat as reserved land and that for the period requested or such shorter period as the council deems sufficient the reserved land not be developed for uses other than the contemplated public use.

D. A public agency may accelerate the expiration date of a reservation period by filing written notice of its intention to abandon its right to acquire the reserved land with the county auditor."

FINDING(S): a. No public agency with power to acquire land has notified the City of an intention to acquire land within this subdivision.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.080 without conditions.

CRITERION §16.28.090 RESERVED LAND DEVELOPMENT "A. The subdivider may indicate on the plat that if the reserved land is not acquired for public uses, it shall be subdivided, and, if the subdivider does so, the plat shall show the configuration and dimensions of proposed lots, blocks, roads, easements and like features in the reserved area.

B. No building permit, septic tank permit or other development permit shall be issued for improvements on reserved land during the period of reservation except as expressly authorized by the council at the time of final plat approval.

C. If the public agency has not acquired or commenced proceedings to acquire reserved land within the period set by the council, the subdivider or the subdivider's successors may develop land lying within the reserved area in conformity with the plat if a request to do so is made to and granted by the council.

D. No improvements shall be made on this reserved land until adequate surety for development thereon has been provided to the council.

E. If the public agency has not acquired or commenced proceedings to acquire reserved land within the period set by the council and the reserved land has not been platted as herein provided, the subdivider shall apply for subdivision on an original basis."

FINDING(S): a. No public agency with power to acquire land has notified the City of an intention to acquire land within this subdivision.

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.090 without conditions.

SMC CH. 16.30 DESIGN STANDARDS

CRITERION §16.30.010 DESIGN STANDARDS "All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in this article or those promulgated by the council or may be other than a city standard if approved by the city."

FINDING(S): a. The City has adopted the City of Stevenson Engineering Standards for Public Works Construction (SES) as the standard of review for the improvements discussed in this criterion. The Public Works Department and City Engineer have reviewed the preliminary plat proposal for compliance with the SES.
b. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
c. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.010 upon satisfaction of conditions 10.1 through 10.15, below.

CONDITIONS:

10. Prior to Final Plat approval the proponent shall satisfy all conditions of approval identified in the Consulting Engineer's Report. To wit:

- 10.1. Site development shall follow the recommendations provided in the Preliminary Geotechnical Engineering Report, prepared by GeoPacific Engineering, Inc., dated August 28, 2013. Homeowner maintenance measures recommended in the Geotechnical Engineering Reports shall be provided on the face of the plat or included with covenants that run with the lot.
- 10.2. The design and construction of water connections, streets, streetlights, stormwater drainage systems, and site grading and erosion control plans shall be in accordance with the City of Stevenson Engineering and Construction Standards
- 10.3. Right-of-way shall be dedicated along the property's frontage on Ryan Allen Road as necessary for a 30'-wide half-width right-of-way. Additional right-of-way shall be dedicated at the intersection of Hollstrom Road to accommodate the curb return.
- 10.4. The developer shall enter into an agreement to participate in the design and construction of a future project to improve Ryan Allen Road. The amount of required participation shall be proportional to the frontage that Lot 1 has on Ryan Allen Road.
- 10.5. Street improvements shall be constructed along the development's frontage along Hollstrom Road. The half-street improvements shall include a minimum paved width of 20' on a 40'-right-of-way dedication with a curb and gutter and streetlights. Storm drainage improvements shall be stubbed beyond the north edge of pavement to facilitate future connection when the north portion of the street is widened in the future.
- 10.6. A temporary turnaround shall be provided as shown in the preliminary subdivision submittal, except that a rolled curb shall be constructed along the entrance to the turnaround area. Signs shall be placed along the turnaround showing parking is prohibited.
- 10.7. Sight distance shall be evaluated at the intersection of Ryan Allen Road and Hollstrom Road in accordance with the City of Stevenson Engineering Standards. Any found deficiencies shall be mitigated.
- 10.8. A note shall be placed on the face of the plat stating that no lot shall be allowed to have driveway access directly onto Ryan Allen Road.
- 10.9. A 20-foot wide sanitary sewer easement across the south boundary of Lots 1-4 shall be granted to the City of Stevenson for construction of a future sewer to serve the lots. The easement shall extend to the east boundary of the development for future extension.
- 10.10. A note shall be placed on the face of the plat stating that all lots shall connect to a public sewer system when it becomes available and pay sewer connection fees applicable at the time of connection.
- 10.11. All stormwater management shall be provided on site of the development. A stormwater engineering report shall be provided meeting the requirements of the most current Puget Sound Stormwater Manual, as amended by the Skamania County Stormwater Control Ordinance, Section 13.25.220 A Quantity Control, dated January 26, 1994, or the latest edition, including any technical memorandum provided by the County that amends or clarifies the applicable sections of the ordinance.
- 10.12. The stormwater report shall address stormwater conveyance from the channel to the north of the development.
- 10.13. All stormwater facilities located onsite shall be privately owned and maintained. The Final Plat shall clearly identify all necessary easements for the facilities, the owners of each facility, who is responsible for maintaining the facilities, and reference an appropriate document which identifies the frequency and scope of maintenance to be completed.
- 10.14. Easements providing the City of Stevenson access to all onsite private stormwater facilities shall be noted on the Final Plat allowing access and confirmation of ongoing maintenance of the facilities.
- 10.15. A Construction Stormwater General Permit shall be obtained from Washington

Department of Ecology for the grading of the site as necessary. A copy of the permit shall be provided to the City prior to the Pre-Construction Meeting.

CRITERION §16.30.020 PROTECTIVE IMPROVEMENTS REQUIRED WHEN—DENOTATION ON FINAL PLAT "A. Land on which exist any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for uses as will not expose persons or property to the hazards.

B. Protective improvements and restrictions on use shall be clearly noted on the final plat."

FINDING(S): a. The proponents have submitted a Geotechnical Engineering Report which does not recommend protective improvements.
b. During final engineering review, there is a possibility that protective improvements may be deemed necessary, especially in relation to the stormwater management program of the site.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.020 upon satisfaction of the conditions contained herein.

CRITERION §16.30.030 LOT SIZE AND DIMENSIONS "A. Where water supply is individual wells and individual sewage disposal systems are used, minimum lot size shall be two acres. Lots shall be proportioned to facilitate future subdivisions. Minimum lot width or depth shall be two hundred feet.

B. Where an adequate public water supply and individual sewage disposal systems are used, the minimum lot size shall be twenty thousand square feet. Minimum lot width shall be one hundred feet, and minimum lot depth shall be one hundred twenty feet.

C. Where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall comply with zoning Ordinance 654 codified in Title 17."

FINDING(S): a. The proponents are proposing connection to the public water system and use of individual sewage disposal systems.
b. The proposed lot sizes are 20,000 square feet, lot widths exceed 100 feet and lot depths exceed 120 feet.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.030 upon satisfaction of the conditions contained herein.

CRITERION §16.30.040 BLOCKS "Blocks shall be designed as to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless the topography or other factors make this impractical."

FINDING(S): a. The proposed blocks use the corridor of an existing private road intersecting with Ryan Allen Road.
b. Currently only one street is proposed within the subdivision, however, the lot reserved for future development will ensure the currently proposed street provides blocks wide enough for two tiers of lots.
c. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
d. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.040 upon satisfaction of the conditions contained herein.

CRITERION §16.30.050 REVERSE FRONTAGE LOTS "A. No residential lots shall have road frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities justify the designing of reverse frontage lots.
B. Reverse frontage lots shall be designed with an easement at least ten feet wide to be dedicated along the lot lines abutting the traffic arterial, or other disadvantageous use, across which there shall be no right of access for the general public or adjoining property owners."

FINDING(S): a. No reverse frontage lots are proposed in this preliminary plat.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.050 without conditions.

CRITERION §16.30.060 LOT ACCESS "A. Every lot shall be provided with satisfactory access by a public road connecting to an existing public road, or by an easement which is permanent and inseparable from the lot served.
B. Lots adjacent to a road which has been designated an arterial by the public works director shall be provided with access other than the arterial unless a variance is granted to this requirement.
C. The plat of a subdivision containing lots adjacent to a designated arterial shall not be approved unless the plat recites a waiver of the right to direct access to the arterial, or a variance is granted to this requirement."

FINDING(S): a. Ryan Allen Road has been designated by the City as a Rural Major Collector.
b. Hollstrom Road along the subdivision's north boundary is proposed to be dedicated for classification as a new Local street.
c. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
d. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.060 upon satisfaction of the conditions contained herein.

CRITERION §16.30.070 UTILITY EASEMENT "Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations."

FINDING(S): a. The existing and proposed right-of-ways adjacent to the subdivision are of sufficient width to assure maintenance and future utility installation.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.070 without conditions.

CRITERION §16.30.080 UNDERGROUND UTILITY INSTALLATIONS "In areas designated by the public utility district, underground utility installation is required."

FINDING(S): a. Underground utility lines are proposed as part of this preliminary plat
b. The public utility district has been consulted on this project and their conclusions are attached hereto and incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.080 without conditions.

CRITERION §16.30.090 DRAINAGE AND STORM SEWER EASEMENTS "Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation."

- FINDING(S):
- a. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
 - b. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.090 upon satisfaction of the conditions contained herein.

CRITERION §16.30.100 WATER SUPPLY AND SANITARY SEWER SYSTEMS "A. Where a public water supply is the source of water, potable water shall be provided by the subdivder for each lot within a subdivision.
B. Where a public sanitary sewer system is installed a connection shall be provided for each lot within a subdivision.
C. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any local or state regulations."

- FINDING(S):
- a. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
 - b. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.100 upon satisfaction of the conditions contained herein.

CRITERION §16.30.120 ROADS "A. All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points unless approved otherwise by the planning commission.
B. Major roads within every subdivision shall conform with the city comprehensive plan and shall provide for the continuation of major roads which serve property contiguous to the subdivision.
C. Road intersections shall be as nearly at right angles as is practicable and in no event shall be less than sixty degrees.
D. Cul-de-sacs shall be designed so as to provide a circular turnaround right-of-way at the closed end which has a minimum radius of forty-five feet.
E. Road networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.
F. The road pattern shall conform to the general circulation of the area and provide for future roads and connections.
G. If topographical features warrant, the public works director may require wider rights-of-way than specified in this article."

- FINDING(S):
- a. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
 - b. The discussion, conclusions and recommendations of the Consulting Engineer's Report

are incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.120 upon satisfaction of the conditions contained herein.

CRITERION §16.30.140 STREET RIGHT-OF-WAY WIDTHS "A. When an area within a subdivision is set aside for commercial uses or where probable future conditions warrant, the planning commission may require street right-of-way dedication of a greater width than required.

B. The street right-of-way in or along the boundary of a subdivision may be half the required width when it is apparent that the other half will be dedicated from adjacent properties."

FINDING(S):

- a. No area within the subdivision is set aside for commercial uses.
- b. No conditions warrant to require greater street right-of-way widths.
- c. A half street is proposed along the northern boundary of the subdivision where a no ingress/egress easement is located the roadway is expanded to full width in the future.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.140 without conditions.

SMC CH. 16.32 TESTS

CRITERION §16.32.010 TEST STANDARDS "Tests required by this article shall be in accordance with the standards of the applicable agency performing the tests. Such agency may be the Southwest Washington Health District or a soil and water conservation district.

FINDING(S):

- a. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
- b. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.
- c. During final engineering review and review by the district health officer, there is a possibility additional testing may be deemed necessary.

CONCLUSIONS OF LAW: This project will comply with SMC 16.32.010 upon satisfaction of condition 12, below.

CONDITIONS:

11. At any time prior to Final Plat Approval any tests required shall be performed in accordance with the appropriate standards. Where the City is the agency requiring the tests, the results shall be submitted to the City in accordance with SMC 16.32.030.

CRITERION §16.32.020 TESTS REQUIRED WHEN "The administrator and/or the Southwest Washington Health District may require tests whenever there is a question relating to the suitability of any land for subdivision."

FINDING(S):

- a. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
- b. The discussion, conclusions and recommendations of the Consulting Engineer's Report are incorporated herein by reference.
- c. During final engineering review and review by the district health officer, there is a possibility additional testing may be deemed necessary.

CONCLUSIONS OF LAW: This project will comply with SMC 16.32.020 upon satisfaction of the conditions contained herein.

CRITERION §16.32.030 SUBMITTAL OF TEST DATA

“Any agency or representative of an agency that conducts tests under this article shall promptly furnish the administrator with complete data and an interpretation of such data.

- FINDING(S):
- a. The City consulting engineers have prepared a report which is attached hereto and recommends 15 conditions associated with their review.
 - b. The discussion, conclusions and recommendations of the Consulting Engineer’s Report are incorporated herein by reference.
 - c. During final engineering review and review by the district health officer, there is a possibility additional testing may be deemed necessary.

CONCLUSIONS OF LAW: This project will comply with SMC 16.32.030 upon satisfaction of t the conditions contained herein.

SMC CH. 16.34 SURVEY REQUIREMENTS AND STANDARDS

CRITERION §16.34.010 REQUIRED—STANDARDS—CERTIFICATION

“The survey of every proposed subdivision and the preparation of preliminary and final plats thereof shall be made by or under the supervision of a registered professional land surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All surveys shall conform to standard practices and principles for land surveying.”

- FINDING(S):
- a. The preliminary plat has been prepared by Pioneer Surveying and Engineering’s Jesse Garner, a registered professional land surveyor.
 - b. The preliminary plat survey contains the appropriate certifications and conforms to the appropriate practices and principles.
 - c. Review of the final plat expectations under this criterion are not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.010 upon satisfaction of the conditions contained herein.

CRITERION §16.34.020 DATA REQUIRED

“A. At least two weeks prior to submitting a final plat, the surveyor shall furnish the public works director with sufficient survey data and information to clearly show and substantiate the following:

- 1. The ties of each permanent monument;
- 2. At least three durable, distinctive reference points or monuments;
- 3. Sufficient data to determine readily the bearing and length of each line;
- 4. The base meridian referred to.

B. A traverse of the boundaries of the subdivision and all lots and blocks shall close within an error of one foot in five thousand feet.”

- FINDING(S):
- a. Review under this criterion is not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.020 upon satisfaction of the conditions contained herein.

CRITERION §16.34.030 SECTION REFERENCE POINTS REQUIRED

“Primary survey control points shall be referenced to section corners and monuments. Corners of adjoining subdivisions or portions thereof shall be identified and ties shown.”

- FINDING(S):
- a. Review under this criterion is not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.030 upon satisfaction of the conditions contained herein.

CRITERION §16.34.040 MONUMENT REFERENCE UNDER STATE PLANE COORDINATE SYSTEM "When practical, monuments shall be referenced under the Washington State Plane Coordinate System."

FINDING(S): a. Review under this criterion is not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.040 upon satisfaction of the conditions contained herein.

CRITERION §16.34.050 PERMANENT CONTROL MONUMENTS—REQUIRED LOCATIONS—STANDARDS "A. Permanent control monuments shall be established at:

1. All controlling corners on the boundaries of the subdivision;
2. The intersections of centerlines of roads within the subdivision;
3. The beginning and ends of curves on centerlines;
4. All block corners;
5. All meander corners.

B. **Permanent control monuments may be placed on offset lines.** The position and type of every control monument shall be noted on all plats of the subdivision. Permanent control monuments shall be set in two-inch pipe, twenty-four inches long, filled with concrete or shall be constructed on an approved equivalent."

FINDING(S): a. Review under this criterion is not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.050 upon satisfaction of the conditions contained herein.

CRITERION §16.34.060 PERMANENT CONTROL MONUMENTS IN ROADS "Permanent control monuments within the streets shall be set after the roads are graded. In the event that a final plat is approved before roads are graded, the surety deposited to secure grading shall be sufficient to pay the costs estimated by the public works director covering such monuments."

FINDING(S): a. Review under this criterion is not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.060 upon satisfaction of the conditions contained herein.

CRITERION §16.34.070 LOT CORNER DEMARCATION "Every lot corner shall be marked by a three-fourth-inch diameter by twenty-four-inch long galvanized-iron pipe or approved equivalent driven into the ground."

FINDING(S): a. Review under this criterion is not yet possible.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.070 upon satisfaction of condition 13, below.

CONDITIONS:

12. Prior to final plat approval a final plat map shall be prepared according to the standards of SMC 16.34 and the Revised Code of Washington and all permanent control monuments and lot corners shall be established in conformance with SMC 16.34.

CRITERION §16.34.080 PROPERTY CONTIGUOUS TO WATER—DEMARCATION "A. If any land in a subdivision is

contiguous to a body of water, a meander line shall be established along the shore at a safe distance back from the ordinary high water mark. Property lying beyond the meander line shall be defined by distances along the side property lines extended from the meander line.

B. If the thread of a stream lies within a subdivision or forms the boundary of a subdivision such thread shall be defined by bearings and distances as it exists at the time of the survey.”

FINDING(S): a. The land in the proposed subdivision is not contiguous to a body of water or stream.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.080 without conditions.

SMC CH. 16.36 PLAT STANDARDS

CRITERION §16.36.010 PRELIMINARY PLAT STANDARDS AND SPECIFICATIONS

“A. Every preliminary plat shall

consist of one or more maps, the horizontal scale of which shall be a minimum of one hundred feet to the inch on standard sheets.

B. Plans, profiles and sections of streets and roads to be dedicated as public highways and sewers shall be prepared at convenient scale on standard sheets.”

C. Maps, drawings and written data are to be in such form that when considered together shall clearly and fully disclose the information listed as follows:

1. Proposed subdivision name;
2. The names, addresses and telephone numbers of all persons, firms and corporations holding interests in such land;
3. If a field survey has been made, the name, address, telephone number and seal of the registered land surveyor who made it or under whose supervision it was made;
4. The date of such survey;
5. All existing monuments and markers located by such survey;
6. The boundary lines of the proposed subdivision along with the bearings and lengths of these lines;
7. The boundaries of all blocks and lots within the subdivision together with the numbers proposed to be assigned each lot and block and the bearings and lengths of these lines;
8. The location, names and width of all proposed and existing streets, roads and easements within the proposed subdivision and adjacent thereto;
9. The location, and where ascertainable, sizes of all permanent buildings, wells, watercourses, bodies of water, high and low water marks, all overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines, and other important features existing upon, over or under the land proposed to be subdivided;
10. Plans of proposed water distribution systems, sewage disposal systems and drainage systems, indicating locations;
11. Contour lines of at least five-foot intervals to show the topography of the land to be subdivided referenced to either the United States Coast and Geodetic Survey datum, county datum or other datum acceptable to the public works director;
12. A layout of proposed streets, alleys, utility easements and parcels proposed to be dedicated or reserved for public or community, school, park, playground or other uses;
13. A sketch of the general vicinity in which the land proposed for subdivision lies, upon which are identified owners of land adjacent to the subdivision, the names of any adjacent subdivisions, section corners and section boundaries;
14. A copy of all restrictive covenants proposed to be imposed upon land within the subdivision;
15. In subdivisions requiring percolation tests, the location of test holes, together with

data regarding percolation rates;
 16. Indication of minimum lot sizes in acreage or square feet, whichever is more appropriate and the total amount of lots and acreage within the subdivision.

FINDING(S): a. The proponents submitted a preliminary plat in an acceptable form.

CONCLUSIONS OF LAW: This project will comply with SMC 16.34.010 without conditions.

CRITERIA §16.36.020 ~~§16.36.050~~ [Findings and Conclusions related to these criteria are not relevant to preliminary plat reviews.]

SMC CH. 16.37 ~~**CH. 16.44**~~ [Findings and Conclusions related to the criteria in these chapters are not relevant to this preliminary plat review.]

SMC 17 ZONING

Title 17 of the Stevenson Municipal Code regulates the use of land and the permissible density and designs of land uses. The proposal contemplates single-family residential uses with lot sizes ranging of 20,000 square feet and a large lot reserved for future development which is 7.63 acres in size. The criteria listed below are limited to specific sections relevant to this preliminary plat proposal in a SR Suburban Residential District.

SMC CH. 17.15 RESIDENTIAL DISTRICTS

CRITERION §17.15.050 RESIDENTIAL DENSITY STANDARDS "A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

Table 17.15.050-1: Residential Density Standards				
District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
SR	Water, Sewer	15,000 sf	100 ft	100 ft
	Water, Septic	20,000 sf¹	100 ft	100 ft
	Well, Septic	1 acre ¹	200 ft	200 ft
1- When sewer is unavailable, minimum lot area may be increased based on current health district regulations.				

"

FINDING(S): a. The proposed lot areas and dimensions satisfy the minimum requirements.

CONCLUSIONS OF LAW: This project will comply with SMC 17.15.050 without conditions.

SMC 18 ENVIRONMENTAL PROTECTION

Title 18 of the Stevenson Municipal Code is separated into three chapters. Chapter 18.04 provides procedures and regulations based on the State Environmental Policy Act (SEPA). Chapter 18.08 deals with shoreline management and is irrelevant to this request. Chapter 18.13 regulates the use of land that affects critical areas. Both the SEPA procedures and critical areas permitting process are administered by staff. The criteria below are listed generally to reflect the administrative nature of the SEPA threshold determination and the regulatory process for critical areas (geologically hazardous areas).

SMC CH. 18.04 ENVIRONMENTAL POLICY

CRITERION §18.04 ARTICLE III CATEGORICAL EXEMPTIONS AND THRESHOLD DETERMINATIONS This article adopts Washington Administrative Code (WAC) sections related to the applicability and review process for projects under

SEPA.

- FINDING(S):
- a. The SEPA Responsible Official issued a “mitigated determination of nonsignificance” (MDNS) on 3/25/2020 for City File # SEPA2020-02.
 - b. The MDNS contained twelve (12) mitigation measures which the proponents must satisfy to ensure the project will have no probable significant adverse environmental impacts.
 - c. The Consulting Engineer’s Report contains an alternate and more appropriate timeline than is contained in mitigation measure 11.
 - d. The City received timely comments on the threshold determination from the Department of Ecology requesting additional mitigation measures. The comments are attached hereto and incorporated herein by reference.
 - e. The City received timely comments on the threshold determination from the Southwest Washington Clean Air Agency requesting additional mitigation measures. The comments are attached hereto and incorporated herein by reference.

CONCLUSIONS OF LAW: This project will comply with SMC 18.04 upon satisfaction of mitigation measures adopted in SEPA2020-02 and the comments received, listed below and incorporated herein for convenience as conditions 13.1 through 13.12, 14, and 15, below.

CONDITIONS:

13. Prior to Final Plat approval the proponent shall satisfy all conditions of approval identified in the Consulting Engineer’s Report. To wit:

Erosion Control

13.1. The project site contains soils identified on the Stevenson Critical Areas Map as having unstable soils presenting a severe erosion potential according to the National Soil Conservation Service’s assessment of soils in Skamania County. Project plans shall comply with the performance standards of SMC 18.13.090(D)(2) and shall comply with the National Pollutant Discharge Elimination System permit requirements for projects of this size.

13.2. Construction dust shall not become a nuisance to neighboring or down-wind properties; dust control shall comply with all applicable standards of the Southwest Washington Clean Air Agency (SWCAA), especially SWCAA 400-040. The proponents shall apply for and obtain all appropriate permits from the SWCAA.

13.3. Re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped prior to issuance of occupancy permits.

Geologic Hazards

13.4. Project shall comply with the recommendations of the “Preliminary Geotechnical Engineering Report and Infiltration Test Results” prepared for this property.

Construction Spills

13.5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

Cultural Resources

13.6. If any item of possible archaeological interest (including human skeletal remains) is discovered on site during construction or site work, all the following steps shall occur:

- a. Stop all work in the immediate area (initially allowing for a 100’ buffer, this number may vary by circumstance) immediately.
- b. Implement reasonable measures to protect the discovery site, including any

appropriate stabilization or covering.

- c. Take reasonable steps to ensure the confidentiality of the discovery site.
- d. Take reasonable steps to restrict access to the site of discovery.
- e. Notify the City, DAHP, and Yakama, Nez Perce, Warm Springs, Umatilla, and

Cowlitz tribes of the discovery.

- f. A stop-work order will be issued.
- g. The approval will be temporarily suspended.
- h. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities.
- i. Development activities may resume only upon receipt of City approval.
- j. If the discovery includes human skeletal remains, the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County Coroner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction over the remains and report them to the appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

Noise Abatement & Control

13.7. Construction shall not occur outside of the hours of 7:00am through 10:00pm.

Stormwater Control

13.8. Project shall comply with the recommendations of the stormwater analysis prepared for this project and/or any modifications made based on the City Engineer's review of the stormwater analysis.

Toxics Clean Up

13.9. This property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office, (360)407-6300 for assistance and information about subsequent cleanup and to identify the type of testing that will be required.

Transportation

13.10. This project shall construct improvements and dedicate adequate right-of-way for the new public street proposed within this plat.

13.11. Conceptual level half street engineering plans shall be developed for improvement of Ryan Allen Road adjacent to this site. If the conceptual plans indicate improvements which cannot fit within the existing right-of-way, additional right-of-way shall be dedicated on the plat map.

13.12. This project shall enter into a waiver of protest or similar agreement with the City thereby ensuring all lots agree to participate in the future improvement of Ryan Allen Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

14. Prior to Final Plat approval the proponent shall satisfy all requirements of the Department of Ecology in their comment letter on the SEPA threshold determination.

15. Prior to Final Plat approval the proponent shall satisfy all requirements of the Southwest Washington Clean Air Agency in their comment letter on the SEPA threshold determination.

SMC CH. 18.13 CRITICAL AREAS AND NATURAL RESOURCE LANDS

CRITERION §18.13.090 GEOLOGICALLY HAZARDOUS AREAS This section provides the submittal criteria and performance

standards for projects in geologically hazardous areas, including potentially unstable slopes that are greater than 25% slope.

- FINDING(S):
- a. The project contains geologically hazardous areas due to the potentially unstable slopes observed on site.
 - b. The proponents submitted a geotechnical engineering report for the project containing several geotechnical recommendations for site development.
 - c. Conditions contained elsewhere herein require additional design and review which should be considered prior to issuance of a Critical Areas Permit for this project.

CONCLUSIONS OF LAW: This project will comply with SMC 18.13 upon satisfaction of the conditions contained herein.

PLANNING COMMISSION RECOMMENDATIONS TO CITY COUNCIL

Having heard public testimony presented at a public hearing, having considered the presentations of staff, outside agencies, and of the applicant, and based on the foregoing Findings of Fact and Conclusions of Law, the Planning Commission hereby recommends City Council approval of the Toliver Subdivision (City File # SUB2020-01), subject to the following conditions:

1. **Prior to the start of construction** the applicant shall obtain a critical areas permit to ensure all proposed construction is consistent with SMC 18.13 - Critical Areas and Natural Resource Lands.
2. **Prior to final plat approval** the applicant shall coordinate with the district health officer to obtain all necessary certifications and approvals from that department.
3. **Prior to Final Plat approval** the proponent shall reimburse the City for any outside consultant review fees incurred which are over and above the deposit submitted. In a case where the outside consultant review fees are less than the deposit, the funds will be released to the subdivider.
4. [Reserved]
5. **Prior to Final Plat approval** a final plat satisfying the conditions of this approval shall be submitted to the council for approval within five (5) years of the date of preliminary plat approval or such other timeline as may be adopted by the State of Washington in RCW 58.17.140.
6. **Prior to Final Plat approval** all dedications of easements, public rights-of-way and tracts shall be clearly and precisely indicated on plats, and the final plat shall conform to SMC 16.36.050(F) regarding the expected language necessary to dedicate land.
7. **Prior to Final Plat approval** geotechnical review shall occur to determine whether protective improvements are recommended based on the improvements of the subdivision.
8. **Prior to filing for Final Plat approval** the proponent shall supply the City with copies of any Homeowner's Association articles of incorporation and bylaws prepared for this subdivision which involve conveyance areas contemplated in SMC 16.28.070.
9. **Prior to Final Plat approval** the ownership and associated maintenance responsibility for any areas contemplated in SMC 16.28.070 shall be clearly identified on the final plat.
10. **Prior to Final Plat approval** the proponent shall satisfy all conditions of approval identified in the Consulting Engineer's Report. To wit:
 - 10.1. Site development shall follow the recommendations provided in the Preliminary

Geotechnical Engineering Report, prepared by GeoPacific Engineering, Inc., dated August 28, 2013. Homeowner maintenance measures recommended in the Geotechnical Engineering Reports shall be provided on the face of the plat or included with covenants that run with the lot.

10.2. The design and construction of water connections, streets, streetlights, stormwater drainage systems, and site grading and erosion control plans shall be in accordance with the City of Stevenson Engineering and Construction Standards

10.3. Right-of-way shall be dedicated along the property's frontage on Ryan Allen Road as necessary for a 30'-wide half-width right-of-way. Additional right-of-way shall be dedicated at the intersection of Hollstrom Road to accommodate the curb return.

10.4. The developer shall enter into an agreement to participate in the design and construction of a future project to improve Ryan Allen Road. The amount of required participation shall be proportional to the frontage that Lot 1 has on Ryan Allen Road.

10.5. Street improvements shall be constructed along the development's frontage along Hollstrom Road. The half-street improvements shall include a minimum paved width of 20' on a 40'-right-of-way dedication with a curb and gutter and streetlights. Storm drainage improvements shall be stubbed beyond the north edge of pavement to facilitate future connection when the north portion of the street is widened in the future.

10.6. A temporary turnaround shall be provided as shown in the preliminary subdivision submittal, except that a rolled curb shall be constructed along the entrance to the turnaround area. Signs shall be placed along the turnaround showing parking is prohibited.

10.7. Sight distance shall be evaluated at the intersection of Ryan Allen Road and Hollstrom Road in accordance with the City of Stevenson Engineering Standards. Any found deficiencies shall be mitigated.

10.8. A note shall be placed on the face of the plat stating that no lot shall be allowed to have driveway access directly onto Ryan Allen Road.

10.9. A 20-foot wide sanitary sewer easement across the south boundary of Lots 1-4 shall be granted to the City of Stevenson for construction of a future sewer to serve the lots. The easement shall extend to the east boundary of the development for future extension.

10.10. A note shall be placed on the face of the plat stating that all lots shall connect to a public sewer system when it becomes available and pay sewer connection fees applicable at the time of connection.

10.11. All stormwater management shall be provided on site of the development. A stormwater engineering report shall be provided meeting the requirements of the most current Puget Sound Stormwater Manual, as amended by the Skamania County Stormwater Control Ordinance, Section 13.25.220 A Quantity Control, dated January 26, 1994, or the latest edition, including any technical memorandum provided by the County that amends or clarifies the applicable sections of the ordinance.

10.12. The stormwater report shall address stormwater conveyance from the channel to the north of the development.

10.13. All stormwater facilities located onsite shall be privately owned and maintained. The Final Plat shall clearly identify all necessary easements for the facilities, the owners of each facility, who is responsible for maintaining the facilities, and reference an appropriate document which identifies the frequency and scope of maintenance to be completed.

10.14. Easements providing the City of Stevenson access to all onsite private stormwater facilities shall be noted on the Final Plat allowing access and confirmation of ongoing maintenance of the facilities.

10.15. A Construction Stormwater General Permit shall be obtained from Washington Department of Ecology for the grading of the site as necessary. A copy of the permit shall be

provided to the City prior to the Pre-Construction Meeting.

11. **At any time prior to Final Plat Approval** any tests required shall be performed in accordance with the appropriate standards. Where the City is the agency requiring the tests, the results shall be submitted to the City in accordance with SMC 16.32.030.
12. **Prior to final plat approval** a final plat map shall be prepared according to the standards of SMC 16.34 and the Revised Code of Washington and all permanent control monuments and lot corners shall be established in conformance with SMC 16.34.
13. **Prior to Final Plat approval** the proponent shall satisfy all conditions of approval identified in the Consulting Engineer's Report. To wit:

Erosion Control

13.1. The project site contains soils identified on the Stevenson Critical Areas Map as having unstable soils presenting a severe erosion potential according to the National Soil Conservation Service's assessment of soils in Skamania County. Project plans shall comply with the performance standards of SMC 18.13.090(D)(2) and shall comply with the National Pollutant Discharge Elimination System permit requirements for projects of this size.

13.2. Construction dust shall not become a nuisance to neighboring or down-wind properties; dust control shall comply with all applicable standards of the Southwest Washington Clean Air Agency (SWCAA), especially SWCAA 400-040. The proponents shall apply for and obtain all appropriate permits from the SWCAA.

13.3. Re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped prior to issuance of occupancy permits.

Geologic Hazards

13.4. Project shall comply with the recommendations of the "Preliminary Geotechnical Engineering Report and Infiltration Test Results" prepared for this property.

Construction Spills

13.5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

Cultural Resources

13.6. If any item of possible archaeological interest (including human skeletal remains) is discovered on site during construction or site work, all the following steps shall occur:

- a. Stop all work in the immediate area (initially allowing for a 100' buffer, this number may vary by circumstance) immediately.
- b. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering.
- c. Take reasonable steps to ensure the confidentiality of the discovery site.
- d. Take reasonable steps to restrict access to the site of discovery.
- e. Notify the City, DAHP, and Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes of the discovery.
- f. A stop-work order will be issued.
- g. The approval will be temporarily suspended.
- h. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities.
- i. Development activities may resume only upon receipt of City approval.
- j. If the discovery includes human skeletal remains, the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County

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- i. Development activities may resume only upon receipt of City approval.
- j. If the discovery includes human skeletal remains, the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County Coroner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction over the remains and report them to the appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

Noise Abatement & Control

13.7. Construction shall not occur outside of the hours of 7:00am through 10:00pm.

Stormwater Control

13.8. Project shall comply with the recommendations of the stormwater analysis prepared for this project and/or any modifications made based on the City Engineer's review of the stormwater analysis.

Toxics Clean Up

13.9. This property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office, (360)407-6300 for assistance and information about subsequent cleanup and to identify the type of testing that will be required.

Transportation

13.10. This project shall construct improvements and dedicate adequate right-of-way for the new public street proposed within this plat.

13.11. Conceptual level half street engineering plans shall be developed for improvement of Ryan Allen Road adjacent to this site. If the conceptual plans indicate improvements which cannot fit within the existing right-of-way, additional right-of-way shall be dedicated on the plat map.

13.12. This project shall enter into a waiver of protest or similar agreement with the City thereby ensuring all lots agree to participate in the future improvement of Ryan Allen Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

- 14. **Prior to Final Plat approval** the proponent shall satisfy all requirements of the Department of Ecology in their comment letter on the SEPA threshold determination.
- 15. **Prior to Final Plat approval** the proponent shall satisfy all requirements of the Southwest Washington Clean Air Agency in their comment letter on the SEPA threshold determination.

DATED this 14 day of April, 2020
 Done in Public Session April 13, 2020

 Valerie Hoy-Rhodehamel, Chair
 City of Stevenson Planning Commission

- C – Public Utility District Review
- D – SEPA 2020-02 Threshold Determination
- E – Department of Ecology Comments
- F – Southwest Washington Clean Air Agency Comments