



City of Stevenson

Planning Department

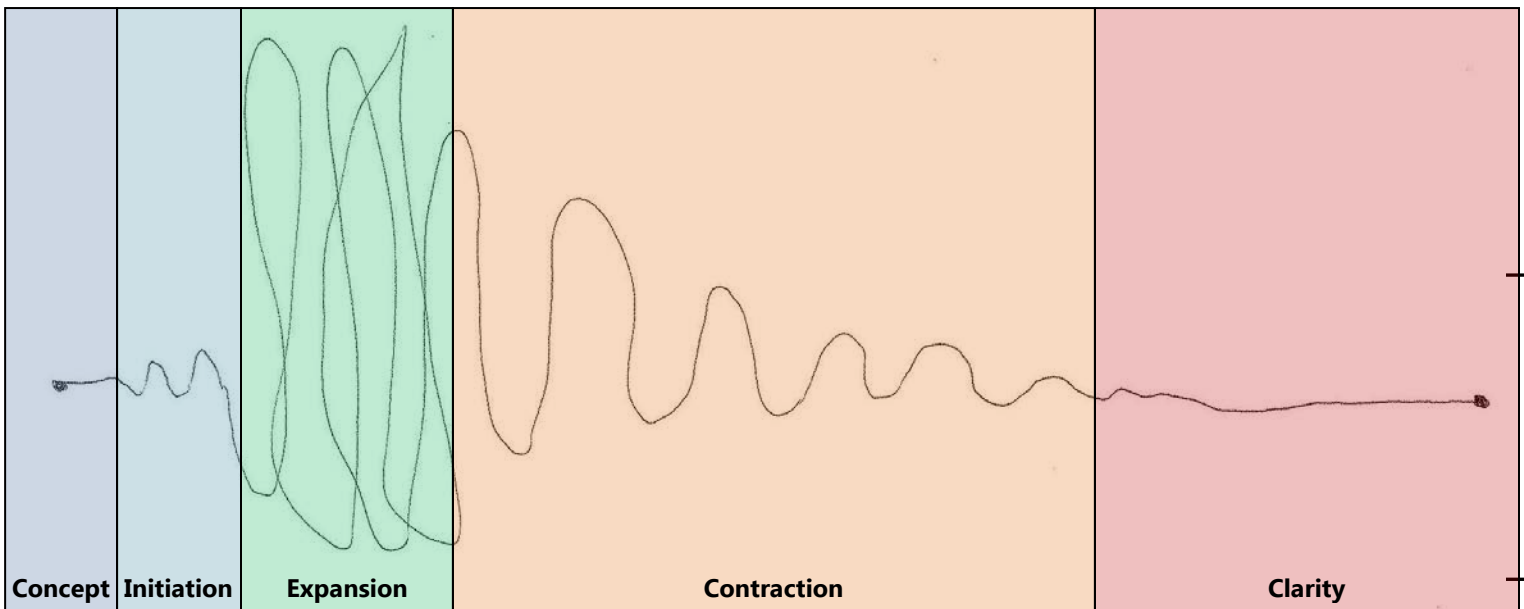
(509)427-5970

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

TO: City Council
FROM: Ben Shumaker, Community Development Director
DATE: April 16th, 2020
SUBJECT: Planning Staff Updates

Introduction

The figure below provides a conceptual model of the typical planning process. In this model, when a concept becomes a project it begins with relative clarity, and expands to ensure the project is more fully understood. Then it will begin to contract until clarity returns and the project is completed.



These 5 phases (**Concept**, **Initiation**, **Expansion**, **Contraction**, **Clarity**) are used to frame this month's staff actions. The list of actions is incomplete and prioritizes those which will come before the City Council at some point.

Concept Phase

1. Grant for Increasing Residential Building - This opportunity from the Department of Commerce is a one-of-a-kind opportunity to receive up to \$25,000 to complete at least 2 of the 9 eligible activities identified. The proposal focuses on 1) residential zoning (both map and text amendments are considered) and 2) city utility connection policies for properties outside City Limits. The amendments will advance concepts identified in the Downtown Plan for SUCCESS! and the as-yet-unreleased Buildable Lands Inventory and Housing Needs Analysis (BLI/HNA).
Staff Focus: Work with Commerce staff to identify a fundable project. Partner with Skamania County to the greatest extent possible.
Needs from City Council: **Authorize application for the grant program.** Encourage the EDC to release the BLI/HNA and facilitate a next steps discussion.

2. Pathway between North Bonneville and Carson- Staff was approached by a project partner for help determining the appropriate corridor for a pedestrian pathway for this route as it passes through Stevenson.
Staff Focus: Ensuring the route passes through appropriate areas while connecting to the routes developed on either side of Stevenson. Ensuring the eventual acquisition process advances the City's interests.
Needs from City Council: None at this time. At a later date, the Council may be asked to agree with the route and participate in an acquisition plan.
3. Wetland Mitigation Bank- Mitigation Banks involve several years of work, but when authorized they complete advanced mitigation which property owners/developers can then buy into instead of providing mitigation on their site. There has never been a bank available to our area, and this is one reason our property owners find our state-required critical areas regulations so burdensome.
Staff Focus: Initial discussions focused on the appropriateness of a specific site under the powerlines along Ryan Allen Road near the water treatment plant. Consultation with the Department of Ecology and the US Army Corps of Engineers helped determine the site has too many drawbacks pursue beyond the concept stage.
Needs from City Council: None in the foreseeable future.
4. Stevenson Strong- COVID-19's impact on our local economy will only be as lasting as we allow it to be. This effort has been identified by the Mayor as a priority way to reduce the lasting effects as much as possible.
Staff Focus: Partner with the Stevenson Downtown Association and the EDC and Chamber.
Needs from City Council: None at this time.

Initiation Phase

5. Tree Inventory & Management Plan- With approval of the grant agreement presented tonight, this project will move from the concept phase to the initiation phase. Grant requirements will dictate the consultant procurement process and some of the public involvement actions that need to occur.
Staff Focus: Implement public involvement consistent with grant requirements. Advertise for consultant support. Coordinate with project partners to review and select consultant.
Needs from City Council: Grant agreement authorization. Voluntary participation in the consultant selection process.
6. COVID-19 Grant Programs- Through 2 separate programs the Department of Commerce has made ~\$350,000 available to our area to support people and businesses through this. One program focuses on the pre-COVID homeless and those made homeless as a result of a need to self-quarantine/self-isolate. The other, much smaller program provides resources to micro-enterprises and those with low to moderate incomes.
Staff Focus: Ensure the programs' distribution plans prioritize local residents and businesses. Specifically, ensure that local private lodging facilities are considered for the funding before public facilities like the county fairgrounds. Target outreach to specific people/businesses that would be eligible.
Needs from the City Council: Inform constituents of the programs' availability.
7. Land Division Code Amendments- Stevenson Municipal Code Title 16 deals with land divisions and lot line adjustments. Portions of the code are unnecessarily in conflict with each other. Other portions have proven difficult to implement. The amendment is being prepared in stages for Planning Commission review and will be released as a full draft for public comment.
Staff Focus: Remove redundancies. Streamline language. Justify all proposals.
Needs from the City Council: Individual discussions of project concerns.

Expansion Phase

8. 1st Street Pedestrian Amenities & Overlook Project- With approval of the contract presented tonight, this project will quickly move from the initiation phase to the expansion phase.
Staff Focus: Partnering with the Public Works Department to ensure 50% project design is completed by August 1st and advances downtown vitality. Conducting conceptual work on incorporating historic interpretation into the sidewalk tread.
Needs from City Council: Contract authorization. Individual review of conceptual designs.
9. Comprehensive Plan Amendment- Planning Commission and City Council review of this draft amendment have been delayed during COVID-19. The amendment requires a Capital Facilities Plan (the “well-duh” plan) to establish service expectations and prioritize expenditures on the various facilities managed by the City. The project will pick back up, likely in June, by gathering public input and completing the project according to the expectations of the municipal code.
Staff Focus: Ensure draft amendment is available for review in June.
Needs from City Council: Prepare to initiate review of the project in June or July.
10. Rock Cove Hospitality Center Review- This development review project has been advertised and the City will be accepting comments over then next month. The project involves a phased development of overnight lodging and wedding/event venue facilities.
Staff Focus: Ensure due process is provided.
Needs from City Council: Prepare to initiate review of the project in May.

Contraction Phase

11. Downtown Plan for SUCCESS!- The draft plan is currently under review by key project partners. This phase is intended to build the connections between those partners, and allow them to identify/prioritize the planned actions. Staff is doing while planning; the Columbia Street Relocation project will soon appear as a separate in the expansion phase on this list and another private development should be considered in the initiation phase.
Staff Focus: Building consensus on plan implementation.
Needs from City Council: Individual review of plan components and projects.
12. Toliver Subdivision Preliminary Plat- This development review project completed its path through the Planning Commission and requires City Council review based on the Stevenson Municipal Code.
Staff Focus: Ensure due process is provided. Ensure applicant’s ability to complete the project if approved.
Needs from City Council: Establish date of meeting for review.
13. Chinidere Subdivision Development Agreement- The property owners are proposing an amendment to the existing development agreement.
Staff Focus: Facilitate communication, understanding.
Needs from City Council: Prepare for a public hearing on the amendment, potentially in June.
14. Zoning Code Amendment- This text amendment has been preliminarily reviewed several times by the Council and Planning Commission. As of the last review, only 1 issue remained to be worked out before a recommendation could be made. The project is on hold until
Staff Focus: Facilitate communication, understanding.
Needs from City Council: Prepare for a public hearing on the amendment, potentially in June.
15. Shoreline Management Program- The Department of Ecology has not yet begun reviewing our draft Shoreline Management Plan (SMP). There are some indications thought that this could happen within the next 2 months. In the meantime, a grant has been offered to the City to support the project’s completion. The grant request is due shortly.
Staff Focus: Complete grant request. Await Ecology comments.
Needs from City Council: **Authorize grant request to support SMP-related work.**