



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Land Division Administrator
DATE: April 10th, 2023
SUBJECT: Chinidere Subdivision

Introduction

The Stevenson Planning Commission is requested to review the Final Plat for Phases 2 and 3 of the Chinidere Subdivision, specifically as it relates to a change from the approved Preliminary Plat.

The change involves a pedestrian pathway that was proposed and approved around the exterior boundaries of the property. The proponent's engineer provides 3 options for evaluation (Attachment 1).

Recommended Action

Staff recommends approving a mixture of the options requested (Attachment 2).

Guiding City Policies

Land Division Code

SMC 16.26.020 Administrator Review and Acceptance Criteria

- A. The administrator shall satisfy himself:
 1. That the final plat presents the items required by the final plat standards of this article;
 2. That the proposed final plat bears the certificates and statements of approval required by this article;
 3. That a title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision and is vested in the name of the owners whose signatures appear on the plat's certificate;
 4. That the facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider will provide a performance bond subject to approval of the council.
- B. If the administrator finds that the final plat submitted varies with the approved preliminary plat he may require that the plat be reviewed by the planning commission before being accepted.
- C. When the administrator finds that these requirements are met he shall accept the final plat. The administrator's review does not constitute an approval by the city of any of the abovementioned items.

Proposal Background

Site Characteristics

Owner/Applicant: Aspen Development, LLC/ Rick Leavitt
Purpose: To vary with the approved preliminary plat's installation of a pedestrian pathway.
Location: Lutheran Church Road, Tax Lot 03-75-36-0-1-2000-00



Site Photos





Key Issues

The recommendation addresses the following issues:

- Connectivity- As previously approved, the pedestrian pathway system ensured connectivity throughout the subdivision and between it and adjacent properties. The recommendation retains connectivity within the subdivision and enables adjacent connectivity at a future date.
- Constructability- The previously approved alignment was based on inadequate topographic maps. Insurmountable topographic constraints were discovered during installation. The recommendation acknowledges both *the difficulty* and *the potential* of pedestrian access through the forested area along Vallett Creek.
- Livability- The previous alignment involved a pathway in the back yard of both new and existing lots. The staff recommendation suggests removing the potential for conflicts between the pathway users and homeowners or tenants.
- Climate change- [Placeholder for discussion based on 2023 Planning Commission work plan discussion].

Community Input

Notice is not required for decisions of this nature. Staff directly consulted with 1 adjacent property owner where a change in alignment is proposed. Their input is reflected in the Staff recommendation.

Alternatives

1. Deny this request.
2. Approve a variance from the preliminary plat approval.
3. Take some other course of action as a Commission.

Prepared by,

Ben Shumaker

Attachments

1. Requested Change (4 pages)
2. Staff Recommendation (1)

Ben Shumaker

From: Dustin Conroy <dconroy@Pioneersurveying.com> on behalf of Dustin Conroy
Sent: Friday, September 1, 2023 12:30 PM
To: 'Rick Leavitt'; carolyn@ci.stevenson.wa.us; Ben Shumaker
Subject: FW: Path Options
Attachments: PATH OPTION 1.pdf; PATH OPTION 2.pdf; PATH OPTION 3.pdf

Ben,

I have attached different path options based on discussion yesterday.

Currently, the path has been negotiated to be removed from lots 63-66 (along the northern edge of the property) to facilitate a new City sewer line to service existing lots north of the subdivision. The location of the path along the west side sides of lot 69 and 70 would be extremely costly to construct due to the location of the existing stream and topography. The owner of the lot northeast of lot 62 would like to purchase lots 62 and 61 to make it the area contiguous with their existing lot and would like the path removed from those lots. Based on these conditions I have attached three options to consider.

Option 1

Remove all paths from the project. The project is currently served by a sidewalk that is located on one side of the roadways throughout the project and provides connectivity to the sidewalk of phase 1. Placing a path along lots reduces the privacy of each lot affected. A future fence, to increase privacy, could be obstructive to lot owners as well as users of proposed path. The desired option is to remove all paths from the project. Removing the path would also decrease the impacts to the oak preservation area.

Option 2

Remove the path along the north side of the project and along the west sides of lots 69-71. Relocate a path along the common line to lots 71 and 72 and placing the path along the south side of lot 61. The pathway between lots 71 and 72 would reduce privacy of these lots. The street access to lot 60 would also be reduced.

Option3

Remove the path along the west side of the project. Construct only the path along the north edge of the project and through the oak preservation area. This option would allow a looped path to connect to the existing sidewalks along the northern portion of the project. The oak preservation area would be affected and privacy to lots 63-68 and properties adjacent to the project would be affected.

Dustin Conroy, PE/PLS

Pioneer Surveying and Engineering, Inc.

125 E. Simcoe Drive

Goldendale, WA 98620

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dconroy@pioneersurveying.com

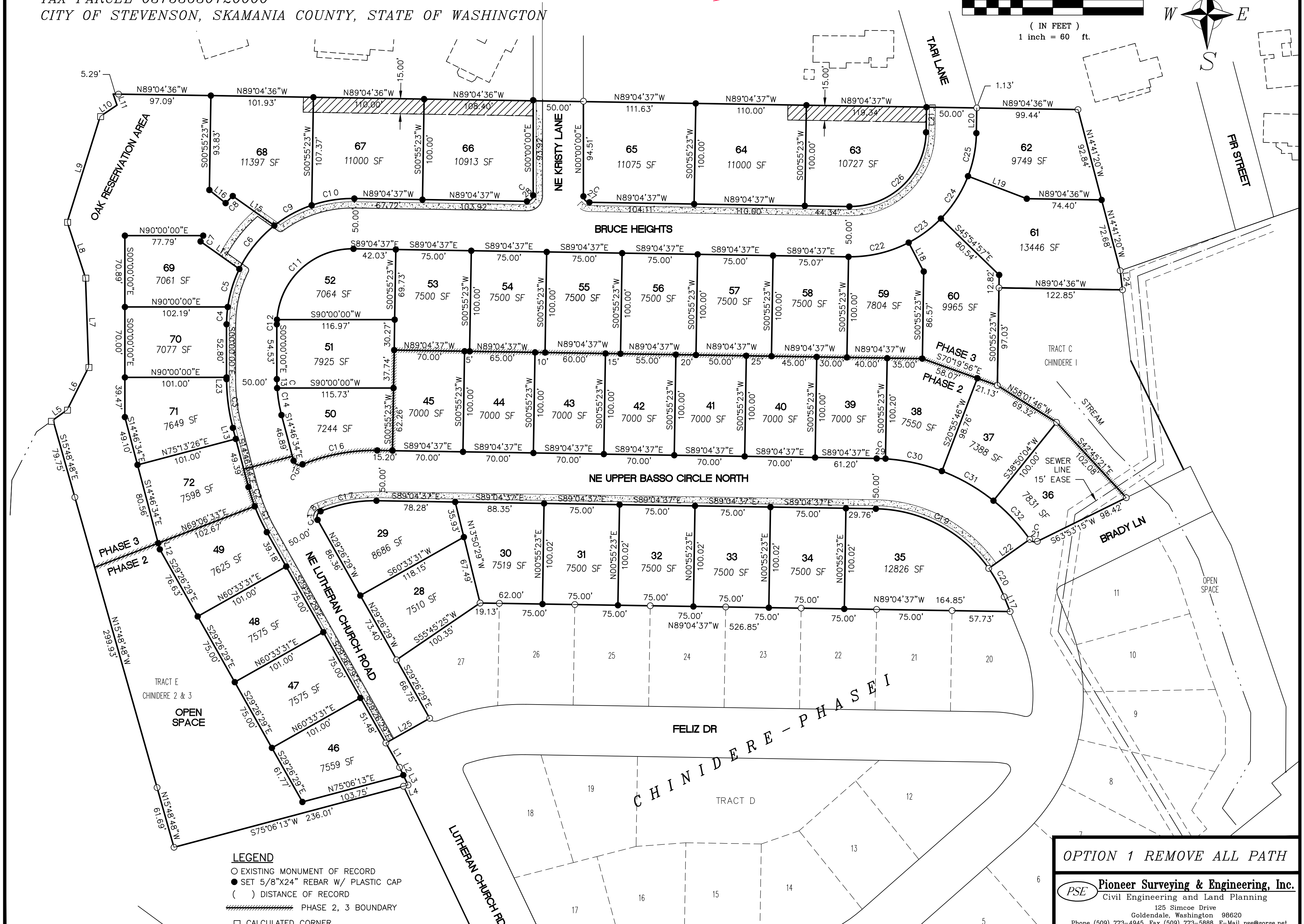
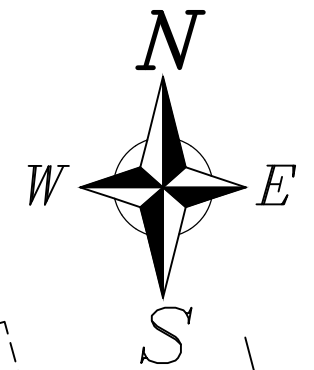
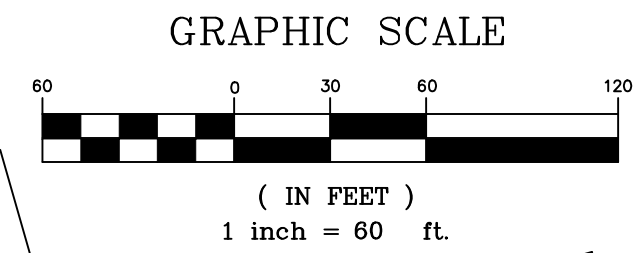
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CHINIDERE SUBDIVISION—PHASES 2 AND 3

IN THE SW1/4 OF SECTION 36, T 3 N, R 7 1/2 E, WM
TAX PARCEL 03753630120000
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON

PRELIMINARY



- LEGEND**
- EXISTING MONUMENT OF RECORD
 - SET 5/8"X24" REBAR W/ PLASTIC CAP
 - () DISTANCE OF RECORD
 - ▨ PHASE 2, 3 BOUNDARY
 - CALCULATED CORNER

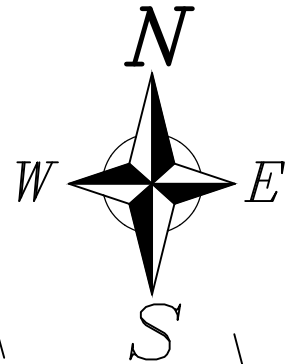
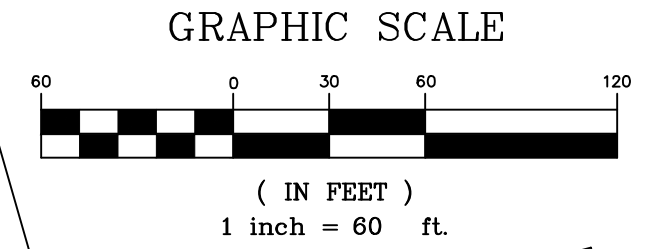
OPTION 1 REMOVE ALL PATH

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

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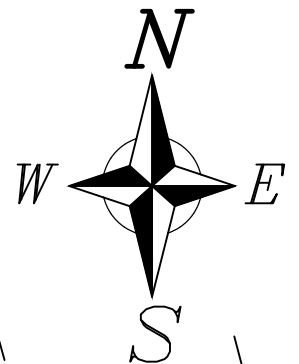
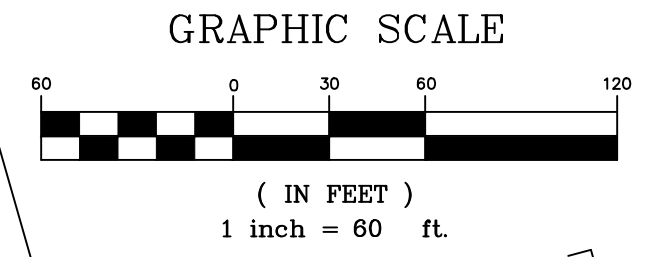
OPTION 2 REMOVE PORTION OF PATH

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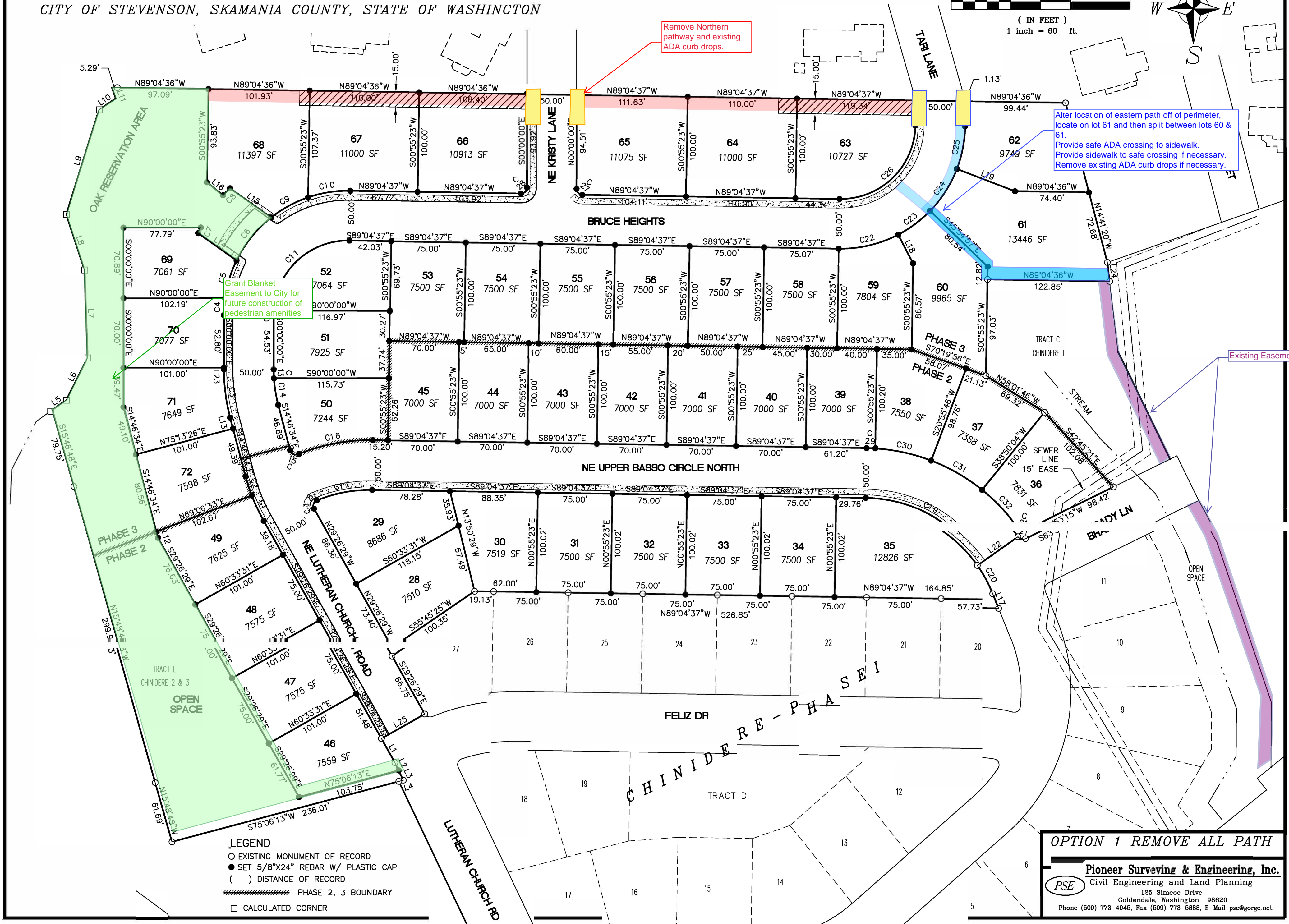
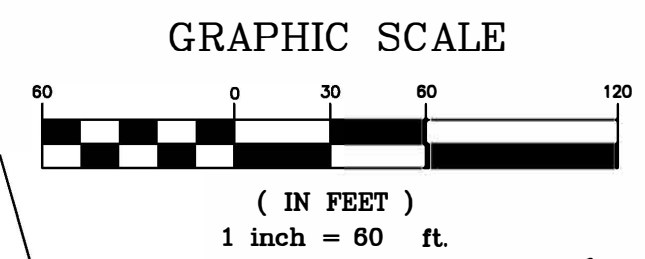
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